

Grantee: Hammond, IN

Grant: B-08-MN-18-0006

April 1, 2016 thru June 30, 2016 Performance Report



Grant Number:

B-08-MN-18-0006

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

Hammond, IN

Contract End Date:

04/01/2013

Review by HUD:

Submitted - Await for Review

Grant Award Amount:

\$3,860,473.00

Grant Status:

Active

QPR Contact:

Owana Miller

LOCCS Authorized Amount:

\$3,860,473.00

Estimated PI/RL Funds:

\$4,496,420.00

Total Budget:

\$8,356,893.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

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).

Distribution and and Uses of Funds:

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.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall

Total Projected Budget from All Sources**This Report Period****To Date**

N/A

\$8,331,776.11

Total Budget

\$0.00

\$8,331,776.11

Total Obligated

\$0.00

\$7,760,769.46

Total Funds Drawdown

\$82,150.59

\$7,538,764.05

Program Funds Drawdown

\$0.00

\$3,860,473.00

Program Income Drawdown

\$82,150.59

\$3,678,291.05



Program Income Received	\$82,150.59	\$3,678,291.05
Total Funds Expended	\$0.00	\$8,365,966.25
Match Contributed	\$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	\$51,134.00
Limit on Public Services	\$579,070.95	\$0.00
Limit on Admin/Planning	\$386,047.30	\$444,437.23
Limit on State Admin	\$0.00	\$444,437.23

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$965,118.25	\$5,276,969.34

Overall Progress Narrative:

Through 6/30/16, 42 City of Hammond NSP Properties have been completed, sold, and closed for the benefit of HUD-eligible home buyers. The City of Hammond NSP Property closed sales reflect diversity among those purchasing the properties: Head of Household, Single Female-18, Single Male-12; Ethnicity, Hispanic or Latino-12, Not Hispanic or Latino-30; Race, White-28, Black/African American-13 Asian- 1. Of all NSP 1 funds drawn through 6/30/16 totaling \$7,538,764.05, \$5,062,391.62 (67.15%) was drawn or allocated for expenses related to properties to be sold for the benefit of LIH (25%) households. To date, 18 of the 42 (42.85%) properties have been sold/closed to those with Household Incomes at or less than 50% of the Area Median Income.

Through 6/30/16 The City of Hammond NSP has received \$3,678,291.05 in Program Income through the sales of its completed NSP properties to HUD Income-Qualified Households, all of which has been drawn through that date.

Program Income represents 95.28% of the Grant Amount appropriated to the City of Hammond's NSP 1. With 195.28% of its total NSP 1 Funds (Grant Amount plus Program Income) Drawn and 195.28% expended, the City of Hammond regularly was among the top 3% of all 307 NSP Fund Recipients in that category. It should be noted that the City of Hammond has advanced funding in the amount of \$471,734.21 for the purpose of rehab and sale of the remaining NSP1 properties. As properties are sold, Program income is utilized to offset the funds advanced. The balance of those advanced funds is currently \$90,755.41.

Through 6/30/16 the City of Hammond has acquired 45 properties through its NSP 1 funding. To date of the 45 acquired properties: all 45 have Abatement completed and all have achieved an Environmental Clearance. Of those 45 properties, 42 have Rehab completed with appropriate Environmental Clearances obtained, had been listed for sale, sold, with 42 being closed. 24 properties (57% of the total sold) have been sold to LMMH 75% Households and 18 properties (43%) to LIH 25% Households).

The City of Hammond continues to utilize its Affordability Assistance Allowance Program which allows for a qualified buyer to obtain 20% of the purchase price (to a maximum of \$25,000) in the form of a soft second mortgage. All Purchase Agreements written and presented to the City for NSP properties include



contingencies for approval of both sale and assistance. To date all 42 buyers have opted to utilize the Affordability Assistance Allowance with their purchases. It should be noted that no buyer of a NSP property in the City of Hammond, to date, reported Household Income exceeding 80% of the Area Median Income.

NSP Staff continues its efforts to build partnerships within the framework of NSP. Due to the demand for and sale of NSP properties, Staff has not continued discussions with Hammond Housing Authority (HHA) representatives for a Contingent Activity to address use of NSP properties as Lease with Option To Purchase, specifically to the LIH 25% Allocation. Due to the relatively high demand for NSP properties, there are no intentions to Lease/Rent NSP properties at this time.

United Neighborhoods Inc., a Certified CHDO in the City of Hammond, continues to sponsor Home Owner Education Work Shops on a monthly basis. The Work Shop classes are widely promoted and advertised as they have a source of prospective buyers for NSP properties as well as prs acquired through conventional methods. These classes are being conducted at no cost to the attendees, as well as at no cost to the City of Hammond NSP. Recently, over the last 6-8 months, typically 15 to 22 prospective home owners attend each Work Shop. The Work Shops have been a good source for prospective NSP Property buyers.

City of Hammond NSP Staff has met with and continues to communicate with representatives from 21 local Mortgage Lenders. To date 22 Lending Institutions have agreed to allow mortgage applicants to utilize the AAA; Mortgage Loans to NSP property purchasers have been made by 17 of those lenders. 5/3 Bank, A & M Mortgage, Lake Mortgage, Centier Bank, BMO Harris Bank, First Financial Bank, PNC Mortgage, Guaranteed Rate, Gateway Funding, 1stMortgage Corporation, Lake Bank, Citizens Financial, Select Home Mortgage, Horizon Bank, CitiBank, Chase Bank, National Fidelity Mortgage Inc., Sagamore Home Mortgage, Cole Taylor Mortgage, Primary Residential Mortgage, and Peoples Bank. Lender's representatives have reviewed NSP documentation, including that of Hammond's NSP Affordability Assistance Allowance, and found it acceptable to their loan programs. Lenders were also given an opportunity to tour and inspect Hammond's NSP properties in various stages of abatement, rehab and completion. Those who viewed the properties were impressed with the quality of rehabilitation performed and the end results. NSP Staff had also met with representatives of 21 Lending Institutions specifically in regard to NSP. To date all Lending Institutions have agreed to allow mortgage applicants to utilize the AAA; Mortgage Loans to NSP property purchasers have been made by 18 of those lenders. Lenders are invited to speak at the monthly Homeowner Education Workshops. Mortgage Loan representatives offer a detailed presentation of the credit process to the class participants. NSP staff has also met and become a member of the Northwest Indiana Reinvestment Alliance, a Not For Profit Organization with a membership consisting primarily of local bank representatives and community housing organizations. Contacts made through these efforts have resulted in property donations for other City of Hammond Affordable Housing initiatives by two of the participating lenders. Northwest Indiana Reinvestment Alliance assists and promotes active participation from area housing and lending providers, community groups and social service agencies in providing financial and other services that would empower residents to build and strengthen the communities through home ownership, rehabilitation and credit building opportunities, particularly for low-to-moderate income and minority residents. In cooperation with the City of Hammond.

The Mayor's Housing Task Force, with information provided by City of Hammond NSP staff, updates a City-wide mapping system reflecting a detailed progress of its NSP. Details of the progress with NSP, as well as any impediments, are detailed to the Task Force participants. In addition to Lenders, City of Hammond NSP Staff has also met with real estate firms to explain and promote the City of Hammond NSP. Year to Date (1/2014 - 12/2014) scheduled foreclosures in Hammond for 2014 total 473 (1.44%) of the total Housing Units in Hammond). Comparatively speaking, the scheduled Lake County Sheriff's Sale for Foreclosed Properties through from 1/2013 through 12/2013, the City of Hammond has had a total 726 properties (2.20% of the total Housing Units in Hammond) scheduled for foreclosure sale proceedings. From 1/1/2015 through 12/31/15, there had been 353 properties (1.07% of the total Housing Units in Hammond) scheduled for Sheriff's Foreclosure Sale, with 73 properties listed as cancelled sales. Mapping of this information is no longer available, however staff continues to review the monthly Lake County Sheriff's Sale Foreclosure List.

Project Summary

Project #, Project Title

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-1, Financing Mechanisms for Purchase and	\$0.00	\$0.00	\$0.00
NSP-2, ACQUISITION-REHABILITATION OF FORECLOSED	\$0.00	\$2,602,941.85	\$1,299,141.65
NSP-3, Land Banking	\$0.00	\$0.00	\$0.00
NSP-4, DEMOLITION OF BLIGHTED STRUCTURES	\$0.00	\$0.00	\$0.00
NSP-5, ACQUISITION-REHABILITATION OF FORECLOSED,	\$0.00	\$4,853,871.31	\$2,184,706.28
NSP-6, ADMINISTRATION OF THE NSP PROGRAM	\$0.00	\$451,864.92	\$376,625.07



Activities

Project # / Title: NSP-1 / Financing Mechanisms for Purchase and

Grantee Activity Number: NSP - 1.1

Activity Title: FINANCING MECHANISMS

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP-1

Projected Start Date:

04/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms for Purchase and Rehabilitation

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Hammond

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Hammond1	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds will be used to provide financial assistance to income eligible homebuyers to purchase redeveloped properties.

Location Description:

Properties will be located throughout the City in designated areas of greatest need.

Activity Progress Narrative:



Accomplishments Performance Measures

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

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

Activity Supporting Documents

Document Copy of NSP 1 Property Tracking Report 6 30 16.xls

Project # / Title: NSP-2 / ACQUISITION-REHABILITATION OF FORECLOSED

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

Projected Start Date:

04/01/2009

Projected End Date:

03/31/2014

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Hammond1



Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	\$2,602,941.85
Total Budget	\$0.00	\$2,602,941.85
Total Obligated	\$0.00	\$2,031,935.20
Total Funds Drawdown	\$0.00	\$2,031,935.20
Program Funds Drawdown	\$0.00	\$1,299,141.65
Program Income Drawdown	\$0.00	\$732,793.55
Program Income Received	\$13,800.00	\$1,575,433.34
Total Funds Expended	\$0.00	\$2,128,217.86
City of Hammond1	\$0.00	\$2,128,217.86
Match Contributed	\$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:

Current Quarter Sales Activity: All properties "completed" had been sold through this calendar quarter; there was 1 NSP1 Program property sale in the City of Hammond during this quarter: 6712 Colorado Avenue closed on 4/29/2016. Through 3/31/16 all 19 locations, previously identified as LMMH75% projects and acquired by the City of Hammond have been sold and closed, 5 to LIH 25% Households. The 19 properties acquired through the LMMH 75% Allocation are:

- 1) 7505 Magnolia Avenue, completed/listed/sold for \$113,500 to a LMMH75% Household, closed 4/13/11
- 2) 6928 Magoun Avenue, completed/listed/sold for \$90,000, to a LMMH75% Household, closed 4/28/11
- 3) 3918 Henry Avenue, completed/listed/sold for \$84,000, to a LMMH75% Household, closed 7/25/11
- 4) 6918 Jackson Avenue, completed/listed/sold for \$95,000, to a LMMH75% Household, closed 8/4/11
- 5) 6229 Rev. Burns Drive, completed/listed/sold for \$114,000, to a LMMH75% Household, closed 9/19/11
- 6) 6513 Idaho Avenue, completed/listed/sold for \$119,000, to a LMMH75% Household, closed 11/7/11
- 7) 935 175th Street, completed/listed/sold for \$104,000, to a LIH25% Household, closed 10/31/11
- 8) 7338 Magoun Avenue, completed/listed/sold, for \$132,000 to a LIH25% Household, closed 2/3/13
- 9) 7228 Wicker Avenue, completed/listed/sold for \$125,000, to a LMMH 75% Household, closed 9/24/12
- 10) 6411 Forest Avenue, completed/listed/sold for \$115,000, to a LMMH75% Household, closed 12/20/12
- 11) 1621 173rd Place, completed/listed/sold for \$133,500, to a LMMH75% Household, closed 12/23/11
- 12) 6324 Nebraska Avenue, completed/listed/sold for \$81,100, to a LIH25% Household, closed on 1/27/12
- 13) 4019 Johnson Avenue, completed/listed/sold for \$102,500, to a LMMH75% Household, closed 12/23/11
- 14) 7218 Monroe Avenue, completed/listed/sold for \$109,000, to a LMMH75% Household, closed 4/13/11
- 15) 937 174th Place, completed/listed/sold for \$99,500, to a LIH25% Household, closed 6/4/12
- 16) 7004 Magoun Avenue, completed/listed/sold for \$123,500, to a LMMH 75% Household, closed on 2/5/13
- 17) 1748 Davis Avenue, completed/listed/sold for \$134,000, to a LMMH 75% Household, closed 12/16/13
- 18) 842 176th Street, completed/listed/sold for \$105,500, to a LIH25% Household closed on 12/10/13
- 19) 912 Mulberry Street, completed/listed/sold for \$108,000, to a LMMH 75% Household on 5/19/14

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	33/12
#Additional Attic/Roof Insulation	0	18/12



#High efficiency heating plants	0	18/12
#Efficient AC added/replaced	0	18/12
#Replaced thermostats	0	18/12
#Replaced hot water heaters	0	18/12
#Refrigerators replaced	0	18/12
#Clothes washers replaced	0	18/12
#Sites re-used	0	18/12
#Units deconstructed	0	4/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	18/12
# of Singlefamily Units	0	18/12

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	18/12	18/12	100.00
# Owner Households	0	0	0	0/0	18/12	18/12	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	

Project # / Title: NSP-5 / ACQUISITION-REHABILITATION OF FORECLOSED,

Grantee Activity Number: NSP - 5.1
Activity Title: Acquisition/Rehab of Foreclosed Properties

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP-5

Project Title:
 ACQUISITION-REHABILITATION OF FORECLOSED,

Projected Start Date:
 04/01/2009

Projected End Date:
 03/31/2014

Benefit Type:

Completed Activity Actual End Date:



Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Hammond1

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	\$5,276,969.34
Total Budget	\$0.00	\$5,276,969.34
Total Obligated	\$0.00	\$5,276,969.34
Total Funds Drawdown	\$82,150.59	\$5,062,391.62
Program Funds Drawdown	\$0.00	\$2,184,706.28
Program Income Drawdown	\$82,150.59	\$2,877,685.34
Program Income Received	\$68,350.59	\$2,102,857.71
Total Funds Expended	\$0.00	\$5,746,910.34
City of Hammond1	\$0.00	\$5,746,910.34
Match Contributed	\$0.00	\$0.00

Activity Description:

The City will use funds to rehabilitate foreclosed, vacant properties into affordable housing within target areas. At least \$965,118.37 will be used for the purchase and rehabilitation 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 NSP 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 rehabilitated will be secured by deed restrictions to for all units to 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 one percent from the appraised value.

Location Description:

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

Activity Progress Narrative:

Through 6/30/16, 26 activity locations had been acquired by the City of Hammond with 23 having been sold and closed, 13 to LI25% Households:

- 1) 6351 Monroe Ave, completed/listed/sold for \$92,500, to a LI25% Household, closed 8/4/11
- 2) 4135 Towle Ave, completed/listed/sold for \$102,500, to a LI25% Household, closed 9/22/11
- 3) 1242 177th Pl, completed/listed/sold for \$95,500, to a LI25% Household, closed 8/3/11
- 4) 6334 Tennessee Ave, completed/listed for sale at \$92,500, sold to a LI25% Household for \$83,500 (updated re-appraised value), closed 2/20/13
- 5) 6750 Forestdale Ave, completed/listed/sold for \$116,000, sold to a LMMH75% Household, closed 8/19/11
- 6) 3815 165th St, completed/listed/sold for \$92,500, to a LI25% Household for \$92,500, closed 5/16/12.
- 7) 6823 Parrish Ave, completed/listed/sold for \$91,000, to a LMMH75% Household, closed 9/29/11
- 8) 1107 Morris St, completed/listed/sold for \$82,500, to a LI25% Household, closed 1/27/12
- 9) 7339 Howard Ave, completed/listed/sold for \$82,000, to a LIH75% Household, closed 5/30/14
- 10) 7221 Missouri Ave, completed/listed/sold for \$96,500, to a LI25% Household,, closed 5/29/12
- 11) 5624 Beall Ave, completed/listed/closed for \$69,500, to a LMMH 75% Household, closed 9/5/13
- 12) 6146 Ray St, completed/listed for sale at \$81,500, re-appraised and re-listed for the Fair Market Value of \$78,000, sold to a LIH25% Household, for \$78,000, closed 8/9/13
- 13) 4930 Ash Ave, completed/listed/sold for \$86,000, to a LIH75% Household, closed 1/29/14
- 14) 2707 162nd Pl, completed/listed/sold for \$88,000, to a LMMH75% Household, closed 7/11/12
- 15) 1321 Indiana St, completed/listed/sold for \$64,000, to a LIH25% Household, closed 4/22/14
- 16) 3018 Crane Pl, completed/ listed/sold for \$97,500, to a LMMH75% Household, closed 10/17/13
- 17) 6631 Missouri Ave, completed/listed for sale at \$82,000, sold to a LMMH75% Household for \$80,000, closed 12/16/11



- 18) 6712 Colorado Ave, completed/listed/sold for \$90,000, to a LIH75% Household, closed 4/29/16
- 19) 1013-15 May St, completed/listed for sale at \$115,000, sold to a LIH25% Household for an updated Fair Market Value of \$100,000, closed 10/23/13
- 20) 933 170th St, completed/listed/sold for \$84,500, to a LIH25% Household, closed 6/5/12
- 21) 1128 Mulberry St, completed/listed/sold for \$116,500, to a LI25% Household, closed 1/25/13
- 22) 223 Williams St, completed/listed/sold for \$107,500, to a LIH75% Household, closed 10/10/14
- 23) 824 Wilcox St, Abatement process completed, property Cleared; the rehabilitation began 1/15/15, and is currently In Process.
- 24) 537 Hoffman St, due to a collapse of the front porch, and the property being considered a neighborhood nuisance by the neighbors, the property was demolished by the City of Hammond. The property will be offered to the neighbors as a vacant side lot.
- 25) 4615 Johnson Ave, due to the funding constraints and complaints of neighbors citing the condition of the property, and it being frequented by vagrants, the property is in the process of being sold and demolished as part of the Blight Elimination Program.
- 26) 7038 Lyman Ave, completed/listed/sold for \$116,500, to a LI25% Household, closed 2/19/16.

NOTE: \$383,163.47 were erroneously listed as an expended amount in the 1st quarter NSP1 QRP. However, the amount should only be \$540.00.

HOME dollars are currently being used/layered to complete the remaining NSP1 properties. From April 1st – June 30th, 2016, \$136,623.56 of HOME funds were expended toward the rehab of NSP1 properties.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		35/21	
#Additional Attic/Roof Insulation	0		21/21	
#High efficiency heating plants	0		23/21	
#Efficient AC added/replaced	0		24/21	
#Replaced thermostats	0		25/21	
#Replaced hot water heaters	0		24/21	
#Refrigerators replaced	0		24/21	
#Clothes washers replaced	0		24/21	
#Sites re-used	0		24/21	
#Units deconstructed	0		4/12	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		23/21	
# of Singlefamily Units	0		23/21	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	17/21	4/0	21/21	100.00
# Owner Households	0	0	0	17/21	4/0	21/21	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

Activity Supporting Documents

Document Copy of NSP 1 Property Tracking Report 6 30 16.xls

Project # / Title: NSP-6 / ADMINISTRATION OF THE NSP PROGRAM

Grantee Activity Number: NSP - 6.1

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP-6

Projected Start Date:

04/01/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION OF THE NSP PROGRAM

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Hammond

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2016

N/A

To Date

\$451,864.92

Total Budget

\$0.00

\$451,864.92

Total Obligated

\$0.00

\$451,864.92

Total Funds Drawdown

\$0.00

\$444,437.23

Program Funds Drawdown

\$0.00

\$376,625.07

Program Income Drawdown

\$0.00

\$67,812.16

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$490,838.05

City of Hammond1

\$0.00

\$490,838.05

Match Contributed

\$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:

To further promote the City of Hammond NSP, NSP Staff continues to appear at various events and meetings including the Monthly Mayor's Night Out, and other events sponsored by the City and local community organizations. City of Hammond NSP staff has spoken at the events explaining NSP and its results to date. NSP property location maps, program description, and pamphlets are distributed to all attendees. NO federal or NSP funding was utilized for these efforts. NSP has also been advertised through a number of pamphlets and brochures distributed at each of the events. The Mayor's Task Force on Housing has provided funding for the production of a brochure to include NSP. NSP Staff have also been requested to speak at the HUD-approved Home Ownership Education Workshops. These speaking engagements have generated interest in NSP by the participants, resulting in a number of prospective NSP property buyers. Included in the past quarter's speaking engagements have been 3 Home Buyer Workshops sponsored by United Neighborhoods Inc. Each workshop was attended by 15-22 prospective Home Buyers at no cost to the participants. Speakers representing Lenders, Realtors, Home Inspections, and other home buying concerns have participated at no cost to the attendees or sponsor. NSP staff presented its Affordable Housing Programs, including NSP 1 and NSP 3 at the Annual Mayor McDermott City of Hammond Realtors' Breakfast on June 9, 2016. The event was attended by a group estimated at 175.

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

Activity Supporting Documents



