

Grantee: Hammond, IN

Grant: B-08-MN-18-0006

April 1, 2009 thru June 30, 2009 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:

No QPR Contact Found

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****Total Projected Budget from All Sources**

N/A

\$3,860,473.00

Total CDBG Program Funds Budgeted

N/A

\$3,860,473.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

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
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:

Since 2/02/09 and with the approval of the NSP Grant on 4/01/09, the City of Hammond has proceeded to initiate its plan (The Substantial Amendment) for the acquisition, rehabilitation, and sale of foreclosed properties within its city limits. Included in the process was: 1) staff training, 2) property identification, 3) consultant identification and selection, 4) vendor identification and selection.

At the end of the reporting period, 6/30/09, the City of Hammond had identified an estimated 450 foreclosed or abandoned properties in the City of Hammond. An estimated 175 properties were investigated, including drive by inspections, to determine cost/price feasibility. A review of current file appraisals conducted for other properties and programs was also completed for the purpose of value feasibility of the foreclosed properties. Appraisals reviewed were those made in conjunction with various other HUD programs such as HOME and DAP used by the City of Hammond. Properties identified through HMBI, a HUD contracted Asset Manager, contained Environmental Assessments and Property Condition Reports which were also reviewed by the City of Hammond's Department of Planning and Development staff. The 1st step (The Broader Review) of the Environmental Assessment Review has been completed. Specific Site Reviews will be completed as prospective properties have been identified and selected.

Introductory and subsequent meetings were conducted with prospective vendors, consultants, and other parties with interest in participating in NSP. Department staff had also spoken to various neighborhood groups explaining NSP and its possible impact on their communities. It should be noted that the pre-funding activities described pertain to the entire Substantial Amendment, including the 25% funding allocation for those households with incomes less than 50% of AMI.

A contract with a contractor/consultant has been written and is being reviewed by legal counsel for the parties. It is expected that the contract is to be signed within the next 14 days.

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	\$0.00	\$1,499,999.52	\$0.00
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	\$0.00	\$1,444,426.13	\$0.00
NSP-6, ADMINISTRATION OF THE NSP PROGRAM	\$0.00	\$386,047.35	\$0.00