Grantee: Hammond, IN

Grant: B-08-MN-18-0006

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number: Obligation Date: Award Date: B-08-MN-18-0006 **Grantee Name: Contract End Date: Review by HUD:** Hammond, IN 04/01/2013 Reviewed and Approved **Grant Status: QPR Contact: Grant Amount:** \$3,860,473.00 Active Dennis Radowski **Estimated PI/RL Funds:** \$3,000,000.00 **Total Budget:** \$6,860,473.00 **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 040300block 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:**

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,378,897.77
Total Budget	\$965,089.33	\$5,378,897.77
Total Obligated	\$965,089.33	\$4,825,562.33
Total Funds Drawdown	\$513,238.61	\$4,800,910.86
Program Funds Drawdown	\$287,538.87	\$3,835,821.53
Program Income Drawdown	\$225,699.74	\$965,089.33



Public Comment:

 Program Income Received
 \$196,544.83
 \$1,085,896.16

 Total Funds Expended
 \$321,601.22
 \$3,772,193.20

 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	\$442,442.64
Limit on State Admin	\$0.00	\$442,442.64

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective Target Actual
NSP Only - LH - 25% Set-Aside \$965,118.25 \$3,083,836.79

Overall Progress Narrative:

Through 12/31/11, 15 City of Hammond NSP Properties have been completed and sold to HUD-eligible home buyers. An additional 4 properties have prospective buyers with signed Purchase Agreements and are expected to close prior to 2/15/12. The City ofHammond NSP Propertysales reflect diversity among those purchasing the properties: Head of Household, Single Female-9, Single Male-3; Ethnicity, Hispanic or Latino-3, Not Hispanic or Latino-12; Race, White-10, Black/African American-5.

According to the HUD Published NSP Weekly Commitment and Expenditure Update, the City of Hammond continues to perform comparatively well among the nation-wide NSP Fund Recipients. Through 12/31/11 The City of Hammond NSP has received \$1,085,896 in Program Income through the sales of its completed NSP properties to HUD Income-Qualified Households; \$965,089 of that Program Income has been drawn. Program Income represents 28.13% of the Grant Amount appropriated to the City of Hammond&rsquos NSP 1. With 124.4% of its total NSP 1 Funds (Grant Amount plus Program Income) Drawn, the City of Hammond ranks among the top 6% of all 307 NSP Fund Recipients in that category.

Through 12/31/11 the City ofHammondhas acquired 45 properties through its NSP funding. To date of the 45 acquired properties: 25 have Abatement and Rehab completed with appropriate clearances obtained and are listed for sale. Of the 25 properties listed for sale 15 have been sold and closed: 11 to LMMH 75% Households and 4 to LIH 25% Households), 4 have executed purchase agreements and are awaiting closing (2 LMMH 75% and 2 LIH 25%), and 6 remain listed for sale; 6 additional properties have abatement completed and are in various stages of rehab. 7 properties have been abated and are awaiting rehab to begin; the rehab process should being by 01/31/12. 6 properties are currently awaiting Abatement Bids and Rehab Bids to be awarded; all 6 properties should have the Bid Awards completed and accepted by 3/15/12.

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 on the property. All Purchase Agreements written and presented to the City for NSP properties include contingencies for approval of both sale and assistance. To date all buyers have opted to utilize the Affordability Assistance Allowance



with their purchases.

NSP Staff continues its efforts to build partnerships within the framework of NSP.

Staff continues to discuss with Hammond Housing Authority (HHA) representatives its Contingent Activity to address use of properties as Lease with Option To Purchase, specifically to the LIH 25% Allocation. Hammond Housing Authority representatives have agreed to participate in the program. Initially HHA has agreed to purchase 2 Hammond NSP properties as part of the program. Properties have been identified and will be sold pending review of documentation by legal counsel of both parties.

City of Hammond NSP Staff has met with and continues to communicate with representatives from 14 local Mortgage Lenders: 5/3 Bank, A & M Mortgage, Lake Mortgage, Centier Bank, Harris Bank, First Financial Bank, PNC Mortgage, Guarantee Rate, Gateway Funding, 1stMortgage Corporation, Lake Bank, Citizens Financial, Select Home Mortgage, and National Fidelity Mortgage Incamp;mp;am;nbp;Lender&rsquos representatives have reviewed NSP documentation, including that ofHammond&rsquos NSP Affordability Assistance Allowance, and found it acceptable to their loan programs. Lenders were also given an opportunity to tour and inspectHammond&rsquos 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 13 Lending Institutions specifically in regard to NSP. To date all 14 Lending Institutions have agreed to allow mortgage applicants to utilize the AAA; Mortgage Loans to NSP property purchasers have been made by 13 of those lenders.

The City ofHammond NSPstaff has now rescheduled its training session to provide OSHA Workplace Safety Training Practices for Construction Workers and a Certified Renovator Course. The training was scheduled to begin on June 15, 2011, with the capacity for an estimated 40 participants and later rescheduled for 10/25/11. The training session is now to be rescheduled for January 2012. The ten hour OSHA training session will be made available at no cost to the participants. The Certified Renovator Course will be made available to 30 participants, satisfying the HUD requirements for interim controls training (Lead Safe Work Place Practices) in Federally-Assisted target housing. Individuals completing the training will have their contact information made available to all contractors and sub contractors participating inHammond&rsquos NSP. The Hammond NSP Contractors and sub contractors will also be invited to attend. This training session is intended to further assist the contractors and the City ofHammond NSPmeet the Section 3 and Vicinity Hiring requirements of NSP. The training will be conducted at a local community center located in an area whose census tracts are designated as a Moderate Income Areas. The City ofHammondthrough Mayor McDermott&rsquos Discretionary fund has agreed to and budgeted for an \$8,000 allocation to pay for the expenses related to this training. Staff has contacted the North Township Trustee&rsquos Office in an effort to obtain a listing of those seeking financial assistance and/or employment. Those individuals will be invited to attend the training sessions.

Annually the Mayor&rsquos Housing Task Force works in cooperation with Purdue University Calumet in the analysis of the quality of housing throughout the City ofHammond. The research is performed by students as a class project under the guidance of a Professor at Purdue University Calumet&rsquos Department of Construction Science and Organizational Leadership. The research project initially analyzed 1,753 houses in the Edison neighborhood ofHammondin 2011; data is forthcoming for an additional 156 properties. This neighborhood was selected due to the number of foreclosures within it and its selection as the targeted area for the City of Hammond NSP 3. The Survey details properties as Good, Moderate, or Poor, those with Code Violations, and if the properties are rental, owner occupied, or vacant. It also details the properties as having Serious Code Violations, Serious Problems, Moderate Problems, or Aesthetic Problems. The Task Force is in the process of selecting an additional area in the City ofHammond in which to perform this project.

Sold 935 175th Street to a qualified HUD Low Income (LIH25%) Buyer for the List Price of \$104,000 and closed on 10/31/11.

Sold 6513 Idaho Avenue to a qualified HUD Moderate Income (LMMH75%) Buyer for \$115,000 and closed on 11/7/11.

Sold 6631 Missouri to a qualified HUD Moderate Income (LMMH75%) Buyer for \$80,000 and closed on 12/16/11. Sold 1621 173rd Place to a qualified HUD Moderate Income (LMMH75%) Buyer for \$80,000 and closed on 12/22/11

Sold 4019 Johnson to a qualified HUD Moderate Income (LMMH75%) Buyer for \$102,500 and closed on 12/23/11.



Project Summary

Project #, Project Title	This Report Period	To Date		
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown	
NSP-1, Financing Mechanisms for Purchase and Rehabilitation	\$0.00	\$0.00	\$0.00	
NSP-2, ACQUISITION-REHABILITATION OF FORECLOSED	\$0.00	\$1,634,457.60	\$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,	\$287,525.40	\$2,739,239.81	\$2,160,054.81	
NSP-6, ADMINISTRATION OF THE NSP PROGRAM	\$13.47	\$451,864.92	\$376,625.07	



Activities

Grantee Activity Number: NSP - 2.1

Activity Title: ACQUISITION-REHABILITATION

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-2

Projected Start Date:

04/01/2009

Benefit Type: Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION-REHABILITATION OF FORECLOSED

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Hammond

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,602,941.85
Total Budget	\$334,457.60	\$2,602,941.85
Total Obligated	\$334,457.60	\$1,634,457.60
Total Funds Drawdown	\$191,637.39	\$1,633,599.25
Program Funds Drawdown	\$0.00	\$1,299,141.65
Program Income Drawdown	\$191,637.39	\$334,457.60
Program Income Received	\$104,003.02	\$652,748.34
Total Funds Expended	\$0.00	\$1,299,141.65
City of Hammond	\$0.00	\$1,299,141.65
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:

Through 12/31/11 all 19 LMMH 75% activity locations had been acquired by the City of Hammond.

1)7505 Magnolia Avenuewas completed and listed for sale for \$113,500. The property sold to a LMMH75% Household and closed on 4/13/11 for \$113,500.

2)6928 Magoun Avenuewas completed and listed for sale for \$90,000. The property sold to a LMMH75% Household and closed on 4/28/11 for \$90,000.

3)3918 Henry Avenuewas completed and listed for sale for \$84,000. The property has been sold to a LMMH75% Household and closed on 7/25/11 for \$84,000.

4) 6918Jacksonwas completed and listed for sale for \$95,000. The property has been sold to a LMMH75% Household and closed on 8/4/11 for \$95,000.

5)6229 Rev. Burns Drivewas completed and listed for sale for \$114,000. The property has been sold to a LMMH75% Household and closed on 9/19/11 for \$114,000.



6) 6513Idahowas completed and listed for sale for \$119,000. The property has been sold to a LMMH75% Household and closed on 9/19/11 for \$114,000.

7)935 175thStreetfor \$104,000. The property has been sold to a LIH25% Household and closed on 10/31/11 for \$104,000. was completed and listed for sale

8)7338 Magoun Avenuewas completed and listed for sale for \$132,000. The property has been sold to a LMMH75% Household and scheduled to close on 1/16/12.

9)7228 Wicker Avenuehas the Abatement process completed and will be scheduled to start the Rehabilitation process on 1/3/12&rsquo

10)6411 Forest Avenueis in the process of Abatement and scheduled to be completed on 10/31/11. Rehabilitation will be scheduled to start with the receipt of the LBP Clearance Report. Exterior rehabilitation has been initiated with the tear off and replacement of the roof and fascia.

11)1621 173rdPlacewas completed and listed for sale for \$133,500. The property has been sold to a LMMH75% Household and closed on 12/23/11 for \$133,500

12)6324 Nebraska Avenuehas the Abatement process and Rehabilitation process completed and was listed for sale for \$81,100. The property has been sold to a LIH25% Household and scheduled to close on 1/31/12.

13)4019 Johnson Avenuewas completed and listed for sale for \$102,500. The property has been sold to a LMMH75% Household and closed on 12/23//11 for \$102,500.

14) 7218Monroehas the Abatement completed and is in the Rehabilitation process, expecting to be completed on 1/8/12. The property has an executed Purchase Agreement with a LMMH75% Household subject to completion. The property is expected to be sold and closed by 2/28/12.

15)937 174thPlacehas the Abatement completed and is in the Rehabilitation process, expecting to be completed by 3/15/12.

Sold 6513 Idaho Avenue to a qualified HUD Household (LMMH75%), Female Head of Household, and closed on 11/7/11. The Purchaser obtained Affordability Assistance Allowance in the amount of \$23,000 to assist her in obtaining a mortgage for the acquisition.

Sold 6631 Missouri Avenue to a qualified HUD Household (LMMH75%), Male Head of Household, and closed on 12/16/11. The Purchaser obtained Affordability Assistance Allowance in the amount of \$16,000 to assist him in obtaining a mortgage for the acquisition.

Sold 1621 173rd Place to a qualified HUD Household (LMMH75%), Female Head of Household, and closed on 12/22/11. The Purchaser obtained Affordability Assistance Allowance in the amount of \$25,000 to assist her in obtaining a mortgage for the acquisition.

Sold 4019 Johnson Avenue to a qualified HUD Household (LMMH75%), Female Head of Household, and closed on 12/23/11. The Purchaser obtained Affordability Assistance Allowance in the amount of \$20,500 to assist her in obtaining a mortgage for the acquisition.

Accomplishments Performance Measures

•	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	10/12
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	10/12

Beneficiaries Performance Measures

	This Report Period Cumulative Actual Total / Expected			This Report Period Cumula			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	4	4	0/0	10/12	10/12	100.00
Activity Locations							
Address		City	County		State	Zip	Status / Accept
4019 Johnson		Hammond			Indiana	46320-	Match / N
6513 Idaho Avenue		Hammond			Indiana	46323-	Match / N
1621 173rd Place		Hammond			Indiana	46324-	Match / N
6631 Missouri		Hammond			Indiana	46323-	Match / N



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: NSP - 5.1

Activity Title: Acquisition/Rehab of Foreclosed Properties

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-5

Projected Start Date:

04/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

ACQUISITION-REHABILITATION OF FORECLOSED.

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Hammond

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,853,871.31
Total Budget	\$564,814.16	\$4,853,871.31
Total Obligated	\$564,814.16	\$2,739,239.81
Total Funds Drawdown	\$321,587.75	\$2,724,868.97
Program Funds Drawdown	\$287,525.40	\$2,160,054.81
Program Income Drawdown	\$34,062.35	\$564,814.16
Program Income Received	\$92,541.81	\$433,147.82
Total Funds Expended	\$321,587.75	\$2,194,117.16
City of Hammond	\$321,587.75	\$2,194,117.16
Match Contributed	\$0.00	\$0.00

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 12/31/12 26 activity locations had been acquired by the City of Hammond.

1)6351 Monroe Avenueis completed and listed for sale for \$92,500. The property has been sold to a LI25% Household and closed on 8/4/11 for \$92,500.

2)4135 Towle Avenueis completed and listed for sale for \$102,500. The property has been sold to a LI25% Household and closed on 9/22/11 for \$102,500.

3)1242 177thPlaceis completed and listed for sale for \$95,500. The property has been sold to a LI25% Household and closed on 8/3/11 for \$95,500.

4)6334 Tennessee Avenueis completed and listed for sale for \$90,000.

5)6750 Forestdale Avenueis completed and listed for sale for \$116,000. The property has been sold to a LMMH75% Household and closed on 8/19/11 for \$116,000.

6)3815 165thStreetis completed and listed for sale for \$92,500.



7)6823 Parrish Avenueis completed and listed for sale for \$91,000. The property has been sold to a LMMH75% Household and closed on 9/29/11 for \$91,000.

8)1107 Morris Streetis completed and listed for sale for \$82,500. The property has been sold on 12/19/11 to a LIH25% Household and scheduled to close on 1/31/12.

9)7339 Howard Avenueis completed and listed for sale for \$97.500.

10)7221 Missouri Avenueis completed and listed for sale for \$96,500.

11)5624 Beall Avenueis completed and listed for sale for \$73,000.

12)6146 Ray Streetis scheduled to be completed on 1/5/12 and listed for sale by 1/26/12 for an estimated \$85,000.

13)4930 Ash Avenuehas the Abatement process completed and is in the process of rehabilitation.

14)2707 162ndPlaceis completed and listed for sale for \$88,000.

15)1321 Indiana Streethas the Abatement process completed and is in the process of rehabilitation.

16 3018 Crane Avenuehas the Abatement process completed and is in the process of rehabilitation.

17)6631 Missouri Avenueis completed and listed for sale for \$82,000. The property has been sold to a LMMH75% Household and closed on 12/19/11 for \$80,000.

18)6712 Colorado Avenuehas the Abatement process completed and is in the process of rehabilitation. is completed and listed for sale for sale for \$88,000.

19) 1013-15 May Street has the Abatement process completed and is in the process of rehabilitation

20)933 170thPlace is completed and will be listed for sale upon receipt of a Final Clearance expected by 1/15/12. The Listing Price is expected to be an estimated \$86,000.

21)4930 Ash Avenue had Abatement and Rehabilitation Bids presented, approved, and awarded. Abatement has been completed.

22)1128 Mulberry Street has the Abatement process completed with the Rehabilitation process to begin 1/3/12. There is a prospective purchaser interested in the acquisition subject to an as completed value. Appraised values are expected to be received on 2/28/12.

23)7038 Lyman Avenuehas had the Abatement process completed with the Rehabilitation process to start on 1/8/12...

24)824 Wilcox Streethas the Abatement process completed and is awaiting Rehabilitation.

25)537 Hoffman Streethad Abatement and Rehabilitation Bids presented and approved.

26)4615 Johnson Avenuehad Abatement and Rehabilitation Bids presented and approved.

Sold 935 175th Street to a qualified HUD Low Income Household for the List Price of \$104,000 and closed on 10/31/11.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	5/21
# ELI Households (0-30% AMI)	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/21

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		kpected		
	Low	Mod	Total	Low	Mod	Total Lo	w/Mod%	
# of Households	1	0	1	4/21	1/0	5/21	100.00	

Activity Locations

Address	City	County	State	Zip	Status / Accept
935 175th Street	Hammond		Indiana	46324-	Not Validated / N

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: NSP - 6.1

Activity Title: Administration

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:

NSP-6 ADMINISTRATION OF THE NSP PROGRAM

Projected Start Date: Projected End Date:

04/01/2009 03/31/2014

Benefit Type: Completed Activity Actual End Date:

()

National Objective: Responsible Organization:

N/A City of Hammond

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$451,864.92
Total Budget	\$65,817.57	\$451,864.92
Total Obligated	\$65,817.57	\$451,864.92
Total Funds Drawdown	\$13.47	\$442,442.64
Program Funds Drawdown	\$13.47	\$376,625.07
Program Income Drawdown	\$0.00	\$65,817.57
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$13.47	\$278,934.39
City of Hammond	\$13.47	\$278,934.39
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:

Funds continue to be expended on NSP staff salaries and benefits, training, marketing, as well as for non-delivery related items for projects/activities. Funds are currently being drawn from Program Income.

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

