

Grantee: Hammond, IN

Grant: B-08-MN-18-0006

January 1, 2011 thru March 31, 2011 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

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****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

\$578,532.86

\$2,441,873.43

Program Funds Obligated	\$0.00	\$3,860,473.00
Program Funds Expended	\$578,532.86	\$1,635,294.53
Match Contributed	\$0.00	\$51,134.00
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	\$51,134.00
Limit on Public Services	\$579,070.95	\$0.00
Limit on Admin/Planning	\$386,047.30	\$244,406.95
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$965,118.25	\$2,174,425.65

Overall Progress Narrative:

Through 03/31/11 the City of Hammond has acquired 40 properties through its NSP funding, 6 of which were acquired during this reporting period. An additional 4 properties have executed Purchase Agreements, have the Environmental Reviews completed, and are awaiting SHPO 106 Releases. These properties are tentatively scheduled for acquisition/closings in May 2011. One property was removed from the list due to the lack of an agreed upon and executed Purchase Agreement. Of the 40 total properties acquired, 36 are in various stages of Abatement, Rehabilitation, or are completed: 9 properties are completed with 2 (LMMH 75%) scheduled for closing in April 2011; 1 (LIH 25%) has a pending sales contract and awaiting Lender's "Clear to Close"; 2 are currently listed for sale with a realtor; and 4 are awaiting a Final Clearance for the work completed. The Final clearances are expected to be received in April 2011 and will be listed for sale with a realtor within 7 days of receipt of the Clearance Report. Of the 27 undergoing Abatement or Rehabilitation it is expected that a minimum of 7 properties will be completed and ready for Final Clearance Examinations by 5/10/2011. Upon receiving Final Clearances the 5 properties should be listed for sale with a realtor by 5/17/2011. 13 properties have been abated and are awaiting Interim Clearance Examinations or Examination Results; those are expected to be completed by 5/02/2011. With satisfactory Clearance Examination results these properties will be available for General Contractor Pre-Construction Inspections and initiation of the rehabilitation process. Abatement as well as Rehabilitation bids have been accepted for 4 properties; those bids have not yet been awarded, but should be by 5/2/2011. Adverse weather conditions continue to impede the exterior rehabilitation and abatement of a number of properties. To compensate for the weather incurred delays NSP Staff continues to assign both Abatement and Rehabilitation Contractors to other bid-awarded NSP projects in need of interior abatement and rehabilitation.

To date of the 44 properties acquired and contracted for, 16 or (36.4%) of the properties have been identified and allocated to the LMMH (75%) Activities and 28 or (63.6%) have been identified and allocated to the LIH (25%) Activities.

It should also be noted that the City of Hammond continues to realize significant Sheriff Sales Foreclosures in 2011.

Through the 5/6/2011 Report, Two Hundred and thirty-one properties have been scheduled at the monthly Sheriff's Sales. Seven hundred and seventeen (717) foreclosures were listed for sale in the monthly Lake County Sheriff's Sales reports in 2010.

NSP Staff continues its efforts to build partnerships within the framework of NSP. Initially NSP Staff participated in the cooperative effort with Hammond Development Corporation and Centier Bank to provide contractor related computer training to NSP Contractors in November 2010. NSP Staff then followed in January 2011 with assistance to a program providing training to local contractors and businesses for attaining State of Indiana Certifications as a Minority-Owned Business Enterprise and/or a Woman-Owned Business Enterprise. Workshops will also continue on a quarterly basis. This cooperative effort will assist Hammond NSP staff to select from a larger group of WBE/WBE vendors in its procurement process

The City of Hammond NSP staff has now scheduled to provide OSHA Workplace Safety Training Practices for Construction Workers and a Certified Renovator Course. The training is scheduled to begin on June 15, 2011, with the capacity for an estimated 40 participants. 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 in Hammond's 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 of Hammond NSP meet 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.

NSP Staff has also scheduled a Section 3 Training Session for April 20, 2011 to assist contractors participating in the City of Hammond NSP attain Section 3 Hiring Objectives. The training will include an explanation of the need for the hiring Section 3 individuals, forms to assist in identifying prospective Section 3 residents, and forms to assist the contractors in certifying and reporting Section 3 eligible individuals to the City of Hammond NSP Staff.

NSP Staff had also met with representatives of 7 Lending Institutions specifically in regard to NSP. The meetings were conducted to explain the City of Hammond NSP, including its Affordability Assistance Allowance (AAA). AAA was designed by City of Hammond NSP Staff in an effort to provide financial assistance to NSP home buyers in the form of a forgivable soft second mortgage. To date 5 Lending Institutions have agreed to allow mortgage applicants to utilize the AAA.

To further promote the City of Hammond NSP, NSP Staff has continued to appear at various events and meetings including the Monthly Mayor's Night Out, the Annual Hammond Pampered Woman's Show, and The Annual Hammond Energy Efficiency Show. NSP Staff is also scheduled to present the City Hammond NSP at the Annual Mayor McDermott Realtor's Breakfast. The Realtor Event is scheduled for 5/19/2011 with an anticipated 350 realtors and lenders to be in attendance. Following the Realtor's Breakfast, NSP Staff will schedule a Lender's Breakfast for those mortgage lenders interested in participating in the City of Hammond NSP. Each of the events attended and planned will be of no cost or expense to NSP. NSP has also been advertised in a local "free" news publication, the Mayor's Community Connection News Letter, as well as 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.

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	\$0.00	\$0.00
NSP-2, ACQUISITION-REHABILITATION OF FORECLOSED	\$247,208.14	\$1,300,000.00	\$1,100,807.50
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,	\$321,770.64	\$2,174,425.65	\$1,096,658.98
NSP-6, ADMINISTRATION OF THE NSP PROGRAM	\$9,554.08	\$386,047.35	\$244,406.95

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

Projected Start Date:

04/01/2009

Projected End Date:

03/31/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Hammond

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,300,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,300,000.00
Program Funds Drawdown	\$247,208.14	\$1,100,807.50
Program Funds Obligated	\$0.00	\$1,300,000.00
Program Funds Expended	\$247,208.14	\$892,172.80
City of Hammond	\$247,208.14	\$892,172.80
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 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:

Activity 2.1

Through 3/31/11 all activity locations had been acquired by the City of Hammond.

Of the 16 acquired properties 7505 Magnolia Avenue was completed and sold. NSP Staff is awaiting a closing date for the purchase. 6513 Idaho Avenue is completed with an anticipated Final Clearance date of 3/31/11. 6918 Jackson is completed with an anticipated Final Clearance date of 3/31/11. All other properties with the exception of 842 176th Street, 912 Mulberry Street, 7218 Monroe, 935 175th Street, 1748 Davis Avenue, and 937 174th Place are in the process of Abatement and/or Rehabilitation.

Properties acquired through the LMMH 75% Allocation are: 1748 Davis Avenue, 912 Mulberry Street, 7218 Monroe Avenue, 842 176th Street, 6513 Idaho, 6324 Nebraska, 937 174th Place, 6411 Forest Avenue, 7338 Magoun Avenue, 6918 Jackson Avenue, 7505 Magnolia Avenue, 935 175th Street, 4019 Johnson Avenue, 7228 Wicker Avenue, 1621 173rd Street, and 6229 Rev. Burns Drive.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

of Properties 0 0/12

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

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	0/12	0/12	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: NSP - 5.1

Activity Title: Acquisition/Rehab of Foreclosed Properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-5

Projected Start Date:

04/01/2009

Benefit Type:

Direct Benefit (Households)

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

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,174,425.65
Total CDBG Program Funds Budgeted	N/A	\$2,174,425.65
Program Funds Drawdown	\$321,770.64	\$1,096,658.98
Program Funds Obligated	\$0.00	\$2,174,425.65
Program Funds Expended	\$321,770.64	\$641,224.84
City of Hammond	\$321,770.64	\$641,224.84
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 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:

Activity 5.1

Through 3/31/10 all activity locations had been acquired by the City of Hammond with the exception of four: 1013-1015 May Street, 537 Hoffman Street, 4615 Johnson Avenue, 223 Williams Street. 1013-15 May Street has a delayed closing to title defects and is expected to close on 5/04/2011; the remaining properties have fully executed Purchase Agreements with the Sellers and are awaiting SHPO 106 Letters.

6928 Magoun Avenue is completed and is schedule to close in April 2011 for the listing price of \$90,000.

1242 177th Place is completed; an offer for the listing price of \$95,500 was received and a real estate contract signed. The prospective buyer completed the HUD-certified Home Ownership Training and obtained a Pre-Approval Letter for a 30 year fixed rate mortgage loan from a bank. The Buyer has applied to the bank for the loan and is in the process of underwriting.

6334 Tennessee Avenue is completed and listed for sale for \$90,000.

6351 Monroe Avenue is completed and listed for sale for \$92,500.

3815 165th Street is completed and awaiting appraisals to determine the listing price.

3918 Henry Avenue completed and awaiting appraisals to determine the listing price.

6823 Parrish Avenue is scheduled to be completed and listed for sale in May 2011.
 5624 Beall Avenue has the Abatement process completed and is in the process of rehabilitation.
 4135 Towle Avenue has the Abatement process completed and is in the process of rehabilitation.
 6750 Forestdale Avenue has the Abatement process completed and is in the process of rehabilitation.
 1107 Morris Street has the Abatement process completed and is in the process of rehabilitation.
 7339 Howard Avenue has the Abatement process completed and is in the process of rehabilitation.
 7221 Missouri Avenue has the Abatement process completed and is in the process of rehabilitation.
 6146 Ray Street has the Abatement process completed and is in the process of rehabilitation.
 4930 Ash Avenue has the Abatement process completed and is in the process of rehabilitation.
 2707 162nd Place has the Abatement process completed and is in the process of rehabilitation.
 1321 Indiana Street has the Abatement process completed and is in the process of rehabilitation.
 3018 Crane Avenue has the Abatement process completed and is in the process of rehabilitation.
 6631 Missouri Avenue has the Abatement process completed and is in the process of rehabilitation.
 6712 Colorado Avenue has the Abatement process completed and is in the process of rehabilitation.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/21	

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/21	0/0	0/21	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: NSP - 6.1

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP-6

Projected Start Date:

04/01/2009

Benefit Type:

N/A

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

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$386,047.35
Total CDBG Program Funds Budgeted	N/A	\$386,047.35
Program Funds Drawdown	\$9,554.08	\$244,406.95
Program Funds Obligated	\$0.00	\$386,047.35
Program Funds Expended	\$9,554.08	\$101,896.89
City of Hammond	\$9,554.08	\$101,896.89
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 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:

Activity 6.1

Funds continue to be expended on NSP staff salaries and benefits, training, marketing, as well as for non-delivery related items for projects/activities.

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
