

**Grantee: Hammond, IN**

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

**January 1, 2012 thru March 31, 2012 Performance Report**

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**Grant Number:**

B-08-MN-18-0006

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

Hammond, IN

**Contract End Date:**

04/01/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$3,860,473.00

**Grant Status:**

Active

**QPR Contact:**

Dennis Radowski

**Estimated P/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 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**

N/A

**To Date**

\$5,477,870.43

**Total Budget**

\$553,335.44

\$5,477,870.43

**Total Obligated**

\$976,433.47

\$5,801,995.80

**Total Funds Drawdown**

\$514,856.74

\$5,315,767.60

**Program Funds Drawdown**

\$0.00

\$3,835,821.53

**Program Income Drawdown**

\$514,856.74

\$1,479,946.07



<b>Program Income Received</b>	\$553,335.44	\$1,639,231.60
<b>Total Funds Expended</b>	\$513,342.05	\$4,285,535.25
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$51,134.00
<b>Limit on Public Services</b>	\$579,070.95	\$0.00
<b>Limit on Admin/Planning</b>	\$386,047.30	\$443,957.33
<b>Limit on State Admin</b>	\$0.00	\$443,957.33

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

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

## Overall Progress Narrative:

Through 3/31/12, 18 City of Hammond NSP Properties have been completed and sold to HUD-eligible home buyers. An additional 5 properties have prospective buyers with signed Purchase Agreements and are expected to close prior to 6/30/12. The City of Hammond NSP Property sales reflect diversity among those purchasing the properties: Head of Household, Single Female-10, Single Male-5; Ethnicity, Hispanic or Latino-3, Not Hispanic or Latino-15; Race, White-12, Black/African American-6. To date all sold Hammond NSP Properties have been sold to Households at less than 80% of AMI. Thirteen of the households qualified as part of the LMMH75% Allocation and five as part of the LIH25% Allocation. Based on total expenditures for the 18 properties sold, 26.35% was utilized for the properties sold to LIH25% buyers.

According to the HUD Published NSP Weekly Commitment and Expenditure Update dated 4/9/12, the City of Hammond continues to perform comparatively well among the nation-wide NSP Fund Recipients. Through 3/31/12, the City of Hammond NSP has received \$1,639,232 in Program Income through the sales of its completed NSP properties to HUD Income-Qualified Households; \$1,479,946 of that Program Income has been drawn. Program Income represents 42.5% of the original Grant Amount appropriated to the City of Hammond's NSP 1. With 137.7% of its total NSP 1 Funds (Grant Amount plus Program Income) Drawn, the City of Hammond ranks among the top 4% of all 307 NSP Fund Recipients in that category.

Through 3/31/12 the City of Hammond has acquired 45 properties through its NSP funding. To date of the 45 acquired properties: 28 have Abatement and Rehab completed with the appropriate environmental clearances obtained and are listed for sale on the local realtors's Multiple Listing Service. Of the 25 properties listed for sale 18 have been sold and closed: 13 to LMMH 75% Households and 5 to LIH 25% Households), 6 have executed purchase agreements and are awaiting closing (4 LMMH 75% and 2 LIH 25%), and 4 remain listed for sale; 6 additional properties have abatement completed and are in various stages of rehab. 5 properties have been abated and are awaiting rehab to begin; the rehab process should be 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 5/15/12.



Properties continue to sell at a good pace. A number of inquiries are generated by the 4 x 8 NSP signs located on the front lawns of the properties acquired for the City of Hammond NSP. This has resulted in properties being sold prior to completion and listing to the MLS. In the event of this occurrence, NSP staff orders "completed" appraisals and then posts Public Notices to 2 print media sources offering the property for sale at the average of the 2 "completed" appraisals for the properties. Bids obtained for the properties are then opened at a regularly scheduled, public Hammond Redevelopment Commission meeting. A decision is then made as to the disposition of the bid by the commissioners of the Redevelopment Commission, subject to application and recommendation of NSP staff. All bids are to include a Preapproval Letter from a mortgage lender to meet the criteria for the purchase of the subject property, as well as a Certificate of Completion for attendance to a HUD-approved Home Ownership Workshop.

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. In addition to the 2nd mortgage, documentation includes a Loan Agreement and a Restrictive Covenant detailing the Recapture Agreement. 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 need 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. A change in the executive management of HHA has caused these discussions to be delayed for a undetermined period of time.

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 Inc.. 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 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 of Hammond NSP staff has continued in its efforts to schedule and promote its initial training session to provide OSHA Workplace Safety Training Practices for Construction Workers and a Certified Renovator Course. 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. The City of Hammond through Mayor McDermott's 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's 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.

After NSP Staff scheduled a Section 3 Training Session (April 20, 2011) to assist contractors participating in the City of Hammond NSP attain Section 3 Hiring Objectives, efforts continue to collect data related to Section 3 activities from the contractors. A NSP Section 3 Policy and Procedures Manual has been developed to assist in Staff's monitoring of this objective.

Annually the Mayor's Housing Task Force works in cooperation with Purdue University Calumet in the analysis of the quality of housing throughout the City of Hammond. The research is performed by students as a class project under the guidance of a Professor at Purdue University Calumet's Department of Construction Science and Organizational Leadership. The research project initially analyzed 1,753 houses in the Edison neighborhood of Hammond in 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 has agreed the area in the City of Hammond in which to perform this project will be in Central Hammond. This project is scheduled to begin in April 2012, with its results to be distributed in June 2012.

The Annual Mayor McDermott City of Hammond Realtors' Breakfast has been scheduled for May 30, 2012. Included in the presentations that morning will be The City of Hammond's NSP 1 and NSP 3. The NSP presentation will focus on the successes of the programs, detailing the properties sold, market pricing, quality of abatement and rehabilitation workmanship, ... It is expected that 250 realtors will be in attendance. The Master of Ceremonies for the event will be Mr. Peter Novak, Executive Director of the Greater Northwest Indiana Association of Realtors (GNIAR).

The following NSP Properties were sold during the period 01/01/12 through 03/31/12:

1107 Morris Street was sold to a HUD Low Income Household Buyer for the Listing Price of \$82,500 and closed on 01/27/12.

6324 Nebraska Avenue was sold to a HUD Low Income Household Buyer for the Listing Price of \$81,100 and closed on 01/30/12.

7338 Magoun Avenue was sold to a HUD Low Income Household Buyer for the Listing Price of \$132,000 and closed on 02/03/12.

7218 Monroe Avenue was sold to a HUD Moderate Income Household Buyer for the Listing Price of \$109,000 and scheduled to close on 04/04/12.

In addition the following properties have executed Purchase Agreements, with all closings expected to occur within 60 days of the Purchase Agreements:

7221 Missouri Avenue, Purchase Agreement with a Low Income Household Buyer dated 03/02/12, in the amount of the Listing Price of \$96,500

933 170th Street, Purchase Agreement with Moderate Income Household Buyer dated 03/22/12, in the amount of the Listing Price of \$84,500

2707 162nd Place, Purchase Agreement with a Moderate Income Household Buyer dated 03/26/12, in the amount of the Listing Price of \$88,500

3815 165th Street, Purchase Agreement with a Low Income Household Buyer dated 03/26/12, in the amount of the Listing Price of \$92,500

1128 Mulberry Street, Purchase Agreement with a Moderate Income Household Buyer dated 03/26/12, in the amount of the Listing Price of \$116,500

## 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	\$2,503,969.19	\$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	\$3,083,836.79	\$2,160,054.81
NSP-6, ADMINISTRATION OF THE NSP PROGRAM	\$0.00	\$451,864.92	\$376,625.07



## Activities

<b>Grantee Activity Number:</b>	<b>NSP - 2.1</b>
<b>Activity Title:</b>	<b>ACQUISITION-REHABILITATION</b>

**Activity 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	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,602,941.85
<b>Total Budget</b>	\$208,738.46	\$2,602,941.85
<b>Total Obligated</b>	\$208,738.46	\$1,843,196.06
<b>Total Funds Drawdown</b>	\$209,596.81	\$1,843,196.06
<b>Program Funds Drawdown</b>	\$0.00	\$1,299,141.65
<b>Program Income Drawdown</b>	\$209,596.81	\$544,054.41
<b>Program Income Received</b>	\$208,738.46	\$861,486.80
<b>Total Funds Expended</b>	\$209,596.81	\$1,508,738.46
City of Hammond	\$209,596.81	\$1,508,738.46
<b>Match Contributed</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:**

Activity 2.1  
 Through 3/31/12 all 19 LMMH 75% activity locations had been acquired by the City of Hammond. Of the 19 acquired properties designated as prospective LMMH75% properties, with the exception of 7004 Magoun Avenue, 912 Mulberry Street, and 1748 Davis Avenue, all have been completed or are in the process of Abatement and/or Rehabilitation. The nineteen properties acquired through the LMMH 75% Allocation are: 1748 Davis Avenue, 912 Mulberry Street, 6928 Magoun Avenue, 3918 Henry Avenue, 7218 Monroe Avenue, 842 176th Street, 6513 Idaho Avenue, 6324 Nebraska Avenue, 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 Place, 7004 Magoun Avenue, and 6229 Rev. Burns Drive.  
 1) 7505 Magnolia Avenue was completed and listed for sale for \$113,500. The property has been sold to a LMMH75% Household and closed on 4/13/11 for \$113,500.  
 2) 6928 Magoun Avenue was completed and listed for sale for \$90,000. The property has been sold to a LMMH75% Household



and closed on 4/28/11 for \$90,000.

3)3918 Henry Avenue was 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)6918 Jackson Avenue was 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 Drive was 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)6513 Idaho Avenue was 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 175th Street was completed and listed for sale for \$104,000. The property has been sold to a LIH25% Household and closed on 10/31/11 for \$104,000.

8)7338 Magoun Avenue was completed and listed for sale for \$132,000. The property has been sold to a LIH 25% Household and closed on 2/3/12.

9)7228 Wicker Avenue has the Abatement process completed and is in the Rehabilitation process as of 3/31/12. It is expected to be completed by 4/30/12.

10)6411 Forest Avenue has the process of Abatement completed and is in the Rehabilitation process as of 3/31/12. It is expected to be completed by 5/15/12.

11)1621 173rd Place was 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 Avenue was completed and was listed for sale for \$81,100. The property has been sold to a LIH25% Household and closed on 1/27/12 for \$81,100.

13)4019 Johnson Avenue was 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) 7218 Monroe has the Rehabilitation process completed. The property has an executed Purchase Agreement with a LMMH75% Household. The transaction is scheduled to be closed on 4/4/12.

15)937 174th Place has the Rehabilitation process completed and will be listed for sale by 4/20/12, subject to the receipt of 2 appraisals stating the property's Fair Market Value.

7218 Monroe was sold to a HUD-qualified Moderate Income Household in the amount of the Listing Price of \$109,000 and scheduled to close on 4/4/12. The Buyers are to receive assistance in the form of the City of Hammond Affordability Assistance Allowance in the amount of \$21,800, 20% of the Selling Price. The assistance is supported by a 10 year soft second mortgage subject to recapture for the 10 year period of the 2nd mortgage, and a recorded Restrictive Covenant.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/12

## 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	10/12	10/12	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

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

**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:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
City of Hammond

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$4,853,871.31
<b>Total Budget</b>	\$344,596.98	\$4,853,871.31
<b>Total Obligated</b>	\$767,695.01	\$3,506,934.82
<b>Total Funds Drawdown</b>	\$303,745.24	\$3,028,614.21
<b>Program Funds Drawdown</b>	\$0.00	\$2,160,054.81
<b>Program Income Drawdown</b>	\$303,745.24	\$868,559.40
<b>Program Income Received</b>	\$344,596.98	\$777,744.80
<b>Total Funds Expended</b>	\$303,745.24	\$2,497,862.40
City of Hammond	\$303,745.24	\$2,497,862.40
<b>Match Contributed</b>	\$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 3/31/12 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 was 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 was 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 was 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 was 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. A Purchase Agreement is being executed for the List Price.  
 11)5624 Beall Avenueis completed and listed for sale for \$73,000.  
 12)6146 Ray Streetis completed and listed for sale for \$81,500.  
 13)4930 Ash Avenuehas the Abatement process completed and is in the process of rehabilitation.  
 14)2707 162ndPlaceis completed and listed for sale for sale for \$88,000. A Purchase Agreement is being executed for the List Price.  
 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 was 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.  
 19)1013-15 May Street has the Abatement process completed, with the rehabilitation process scheduled to be completed by 4/15/12.  
 20)933 170thPlaceis completed and listed for sale for \$84,500.A Purchase Agreement is being executed for the List Price.  
 21)4930 Ash Avenuehad Abatement and Rehabilitation Bids presented, approved, and awarded. Abatement has been completed.  
 22)1128 Mulberry Streethas the Abatement process completed with the Rehabilitation process to begin 1/3/12. The property has been sold with an executed Purchase Agreement to a LMMH75% Household for \$116,500 and is scheduled to close by 6/30/12.  
 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.  
 All completed Abatement Projects are supported by Report Documents, prepared by a licensed Environmental Engineering company, stating that the properties meet the standards necessary for occupancy. Each property is reassessed immediately following completion of the Rehabilitation process to insure that the property remains environmentally compliant.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	3		8/21	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	3		8/21	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	7/21	1/0	8/21	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
6324 Nebraska Ave	Hammond		Indiana	46323-1251	Match / Y
7338 Magoun Ave	Hammond		Indiana	46324-2919	Match / Y
1107 Morris St	Hammond		Indiana	46320-2622	Match / Y



## 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

**Project Number:**

NSP-5

**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:**

03/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Hammond

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Redevelop vacant properties into housing within target areas.

**Location Description:**

Areas of greatest need

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	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

## 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

**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

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$451,864.92
<b>Total Budget</b>	\$0.00	\$451,864.92
<b>Total Obligated</b>	\$0.00	\$451,864.92
<b>Total Funds Drawdown</b>	\$1,514.69	\$443,957.33
<b>Program Funds Drawdown</b>	\$0.00	\$376,625.07
<b>Program Income Drawdown</b>	\$1,514.69	\$67,332.26
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$278,934.39
City of Hammond	\$0.00	\$278,934.39
<b>Match Contributed</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:**

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.

To continuously 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 5/30/2012 with an anticipated 250 realtors and lenders to be in attendance. Following the Realtors' 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. NSP staff has also been proactive in seeking media outlets in which to promote the accomplishments of the Hammond NSP. Stories and articles have been published by local print media and typically provide an influx of prospective buyers at the time the stories are published. There are no costs or expenses related to these types of marketing of the program.



### 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

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