

**Grantee: Hammond, IN**

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

**July 1, 2013 thru September 30, 2013 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

**LOCCS Authorized Amount:**

\$3,860,473.00

**Grant Status:**

Active

**QPR Contact:**

Dennis Radowski

**Estimated PIRL Funds:**

\$4,402,100.00

**Total Budget:**

\$8,262,573.00

## 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**

\$7,908,678.08

**Total Budget**

\$0.00

\$7,908,678.08

**Total Obligated**

\$0.00

\$7,760,769.46

**Total Funds Drawdown**

\$260,061.22

\$6,654,374.57

**Program Funds Drawdown**

\$10,615.73

\$3,846,437.26

**Program Income Drawdown**

\$249,445.49

\$2,807,937.31



<b>Program Income Received</b>	\$147,042.06	\$2,807,937.31
<b>Total Funds Expended</b>	\$405,704.97	\$6,860,729.07
<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	\$444,424.23
<b>Limit on State Admin</b>	\$0.00	\$444,424.23

## 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	\$4,853,871.31

## Overall Progress Narrative:

Through 9/30/13, 31 City of Hammond NSP Properties have been completed, sold, and closed for the benefit of HUD-eligible home buyers. An additional 4 properties have prospective buyers with signed Purchase Agreements and are expected to close prior to 10/30/13. The City of Hammond NSP Property closed sales reflect diversity among those purchasing the properties: Head of Household, Single Female-15, Single Male-8; Ethnicity, Hispanic or Latino-8, Not Hispanic or Latino-23; Race, White-21, Black/African American-9, Asian - 1. Of all NSP 1 funds expended through 9/23/13 totaling \$6,654,375, \$2,128,685 (32%) has been expended on properties sold to LIH (25%) households. Of all NSP 1 funds obligated through 9/23/13 totaling \$7,337,761, \$2,128,685 (29%) has been expended on properties sold to LIH (25%) households.

The HUD Published NSP Weekly Commitment and Expenditure Update reports that the City of Hammond continues to perform comparatively well among the nation-wide NSP Fund Recipients. Through 9/23/13 The City of Hammond NSP has received \$2,807,937 in Program Income through the sales of its completed NSP properties to HUD Income-Qualified Households; \$2,807,937 of that Program Income has been drawn through that date. Program Income represents 73.74% of the Grant Amount appropriated to the City of Hammond's NSP 1. With 172.4% of its total NSP 1 Funds (Grant Amount plus Program Income) Drawn, the City of Hammond is among the top 5% of all 307 NSP Fund Recipients in that category.

Through 9/30/13 the City of Hammond has acquired 45 properties through its NSP funding. To date of the 45 acquired properties: all 45 have Abatement completed of which 35 have Rehab completed with appropriate clearances obtained and listed for sale. Of the 35 properties listed for sale 31 have been sold and closed, 4 have executed Purchase Agreements, and 1 property is awaiting executed Purchase Agreements: 17 to LMMH 75% Households and 14 to LIH 25% Households), 4 have executed purchase agreements and are awaiting closing (2 LMMH 75% and 2 LIH 25%), and 1 properties remains listed for sale; 1 additional property has abatement completed and is expected to have the rehab completed by 11/1/13 and will be listed for sale shortly thereafter. 8 properties have been abated and are being rehabbed at this time. 1 property (sold with an executed Purchase Agreement) has Abatement completed and is awaiting Clearance; it s scheduled to be completed by 10/20/13.



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 31 buyers have opted to utilize the Affordability Assistance Allowance with their purchases. It should be noted that no buyer of an 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, specific to the LIH 25% Allocation. Hammond Housing Authority representatives had originally 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.

Hammond Housing Authority has discontinued providing its HUD-Approved Home Owner Education classes. United Neighborhoods Inc., a certified CHDO in the City of Hammond is now offering, on an as needed monthly basis, Home Owner Education classes. These classes are being conducted at no cost to the attendees, as well as at no cost to NSP.

City of Hammond NSP Staff has met with and continues to communicate with representatives from 18 local Mortgage Lenders. To date 17 Lending Institutions have agreed to allow mortgage applicants to utilize the AAA; Mortgage Loans to NSP property purchasers have been made by 14 of those lenders: 5/3 Bank, A & M Mortgage, Lake Mortgage, Centier Bank, Harris Bank, First Financial Bank, PNC Mortgage, Guaranteed Rate, Gateway Funding, 1stMortgage Corporation, Lake Bank, Citizens Financial, Select Home Mortgage, Horizon Bank, Chase Bank, National Fidelity Mortgage Inc. and Sagamore Home Mortgage. Lenders' 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 14 Lending Institutions specifically in regard to NSP. To date all 17 Lending Institutions have agreed to allow mortgage applicants to utilize the AAA; Mortgage Loans to NSP property purchasers have been made by 14 of those lenders. NSP staff has also met with a representative of 1st Federal of Hammond to explain and discuss its NSP. The representative is the recently appointed head of the Mortgage Department and will provide NSP staff of a listing of properties that would be eligible for the City of Hammond NSP 3.

NSP staff continues to participate with The Mayor's Housing Task Force. 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.

Through the scheduled Lake County Sheriff's Sale for Foreclosed Properties on 11/1/13, the City of Hammond has had a total 679 properties (2.06% of the total Housing Units in Hammond) scheduled for foreclosure sale proceedings. Historically, the City of Hammond has had the following scheduled foreclosures: 2009 (3/09-12/09) &ndash 631; 2010 &ndash 717; 2011 &ndash 511; 2012 &ndash 654.

Currently all Rehab Projects are initiated upon the sales of existing completed properties. All Grant funding has been utilized, and the funding of the Rehab process of the remaining houses is solely dependent upon Program Income Current Quarter Property Sale RECAP:

3018 Crane Place - Listed on the MLS 8/14/13 - Sold at List Price on 9/1/13 to a HUD Income Qualified Buyer for the List Price/Sales Price. Listed 8/28/13 for \$97,500. Completed and valued per URAR appraisals at \$97,500.00,  
842 176th Street - Listed on the MLS 8/16/13 - Sold at List Price on 9/9/13 to a HUD Income Qualified Buyer for the List Price/Sales Price. Listed 8/28/13 for \$105,500. Completed and valued per URAR appraisals at \$105,500.00,  
8/19/13 - Closed on the sale of 6146 Ray Avenue to a HUD Income Qualified Buyer for the List Price/Sales Price of \$78,000.

9/5/13 - Closed on the sale of 5624 Beall Avenue to a HUD Income Qualified Buyer for the List Price/Sales Price of \$69,500.

7/15/13 - Executed a Purchase Agreement for the Sale of 1013-1015 May Street to a HUD Income Qualified Buyer for a Sales Price of \$115,000 with a scheduled closing expected prior to 10/11/13.

#### EXPLANATION FOR THE DELAY IN THIS QPR SUBMISSION

The completion of the NSP1 QPR for this period was substantially delayed due in part to "software issues" experienced by the user in attempts to update the "BUYER ACCOMPLISHMENTS" on the reporting system. Accomplishments entered previously had saved to current period but not to the Cumulative Totals.

The user was directed to a DRGR TA representative and was able to correct the issue, primarily with the TA's



assistance, by increasing the Accomplishments in the current period to equate to the number stated in the Cumulative Accomplishments. These issues were also experienced by the user in the attempts to update the &ldquoPROPERTY ACCOMPLISHMENTS&rdquo at a later date. A similar process, adjusting the current period accomplishments, corrected the issues and the information was saved/stored without error. Although the current period Accomplishments may be misleading, the Cumulative Accomplishments appear to be accurate at this time.

A review and reconciliation of the NSP 1 accounts to those of the Finance Department has revealed that 8 expense transactions had been paid by the City of Hammond without the benefit of payment reimbursement by NSP Funding through DRGR draws. The 8 expense transactions total \$183,648.66 and should have been allocated as follows: \$106,172.84 to NSP 2.1 (LMMHI-75%) and \$77,475.82 to NSP 5.1 (LHI-25%). Payments will be made to the City of Hammond NSP Accounts from funds received through Program Income generated from the future sales of the remaining properties purchased through NSP 1. The amounts totaling \$183,648.66 have been added to their respective Activity Accounts and National Objectives on this Quarterly Performance Report.

## 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	\$2,602,941.85	\$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,	\$10,615.73	\$4,853,871.31	\$2,170,670.54
NSP-6, ADMINISTRATION OF THE NSP PROGRAM	\$0.00	\$451,864.92	\$376,625.07



## Activities

**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	Jul 1 thru Sep 30, 2013	To Date
<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
City of Hammond1	\$0.00	\$0.00
<b>Match Contributed</b>	\$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	Cumulative Actual Total / Expected
	Total	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

Update Date

Update User

Document Name

09/30/2013

Dennis Radowski

NSP Property Tracking Report DRGR 09 30 13.xls

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**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,602,941.85
<b>Total Budget</b>	\$0.00	\$2,602,941.85
<b>Total Obligated</b>	\$0.00	\$2,031,935.20
<b>Total Funds Drawdown</b>	\$0.00	\$2,031,935.20
<b>Program Funds Drawdown</b>	\$0.00	\$1,299,141.65
<b>Program Income Drawdown</b>	\$0.00	\$732,793.55
<b>Program Income Received</b>	\$74,160.15	\$1,345,880.34
<b>Total Funds Expended</b>	\$106,172.84	\$2,152,404.97
City of Hammond1	\$106,172.84	\$2,152,404.97
<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:**

Through 9/30/13 all 19 LMMH75% activity locations had been acquired by the City of Hammond. 16 Properties have been sold and closed, and 1 is currently in the process of abatement/rehabilitation, and is "pre-sold" with an executed Purchase Agreement.

Of the 19 acquired properties, with the exception of 912 Mulberry Street and 1748 Davis Avenue 17 have been completed. With Abatement completed: 912 Mulberry is currently being Rehabbed; 1748 Davis is currently being Rehabbed and is scheduled for completion on 10/18/13. 842 176th Street has been completed and has been sold to a HUD Income qualified LIH25% buyer for the Listing Price of \$105,500. The closing is expected to take place by 11/15/13.

The 19 properties acquired through the LMMH 75% Allocation are:

- 1)7505 Magnolia Avenue, completed/listed for sale at \$113,500, sold to a LMMH75% Household for \$113,500, closed 4/13/11.
- 2)6928 Magoun Avenue, completed/listed for sale at \$90,000, sold to a LMMH75% Household for \$90,000 , closed 4/28/11.
- 3)3918 Henry Avenue completed/listed for sale at \$84,000, sold to a LMMH75% Household for \$84,000, closed 7/25/11.
- 4)6918 Jackson Avenue completed/listed for sale at \$95,000, sold to a LMMH75% Household for \$95,000, closed 8/4/11.
- 5)6229 Rev. Burns Drive completed/listed for sale at \$114,000, sold to a LMMH75% Household for \$114,000, closed 9/19/11.
- 6)6513 Idaho Avenue completed/listed for sale at \$119,000, sold to a LMMH75% Household for \$115,000, closed on 11/7/11.
- 7)935 175th Street completed/listed for sale at \$104,000, sold to a LIH25% Household for \$104,000 and closed on 10/31/11





8)7338 Magoun Avenue completed/listed for sale at \$132,000, sold to a LIH 25% Household for \$132,000, closed on 2/3/13.  
 9)7228 Wicker Avenue completed/listed for sale at \$132,000, sold to a LMMH 75% Household for \$132,000, closed on 9/24/12.  
 10)6411 Forest Avenue completed/listed for sale at \$115,000, sold to a LMMH75% Household for \$115,000, closed on 12/20/12.  
 11)1621 173rdPlace completed/listed for sale at \$133,500, sold to a LMMH75% Household for \$133,500, closed on 12/23/11.  
 12)6324 Nebraska Avenue completed/listed for sale at \$81,100, sold to a LIH25% Household for \$81,000, closed on 1/27/12.  
 13)4019 Johnson Avenue completed/listed for sale at \$102,500, sold to a LMMH75% Household for \$102,500, closed on 12/23/11.  
 14)7218 Monroe Avenue completed/listed for sale at \$109,000, sold to a LMMH75% Household for \$109,000, on 4/13/11.  
 15)937 174th Place completed/listed for sale at \$99,500, sold to a LIH25% Household for \$99,500, closed on 6/4/12.  
 16)7004 Magoun Avenue completed/sold at \$123,500 to a LMMH 75% Household for \$123,500, closed on 2/5/13.  
 17)912 Mulberry Stree thas its Abatement completed, the Rehab Bid awarded, and the Rehab in Process since 9/24/13.  
 18)1748 Davis Avenue has the Abatement and the Rehab Bids awarded. The property has a pending sales contract with a LMMH75% Household with a for the &ldquoAs Completed&rdquo value of \$134,000. The property has an estimated completion and closing date of 10/18/13.  
 19)842 176th Street completed/listed for sale at \$105,500, sold to a LIH25% Household for \$105,500. The transaction should close by 11/15/13.  
 At this time, all NSP Abatement and Rehab contracts are dependent on funding through Program Income derived from the sales proceeds of the completed NSP houses being sold. As funds are received, contracts are executed and Letters to Proceed issued.  
 Sale of 5624 Beall Avenue to a Low Income Household (80% AMI), Net Proceeds \$60,494.13

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	16	31/12
#Additional Attic/Roof Insulation	16	16/12
#High efficiency heating plants	16	16/12
#Efficient AC added/replaced	16	16/12
#Replaced thermostats	16	16/12
#Replaced hot water heaters	16	16/12
#Refrigerators replaced	16	16/12
#Clothes washers replaced	16	16/12
#Sites re-used	16	16/12
#Units deconstructed	3	3/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	16/12
# of Singlefamily Units	16	16/12

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	16/12	16/12	100.00
# Owner Households	0	16	16	0/0	16/12	16/12	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
5624 Beall St	Hammond		Indiana	46320-2032	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

## Activity Supporting Documents

Update Date

Update User

Document Name

12/11/2013

Dennis Radowski

NSP Property Tracking Report Mapping MHTF 09 30 13 (2).pdf

12/11/2013

Dennis Radowski

NSP Foreclosed Property Maps 09 10 13.pdf

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**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 ( 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 Hammond1

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$5,276,969.34
<b>Total Budget</b>	\$0.00	\$5,276,969.34
<b>Total Obligated</b>	\$0.00	\$5,276,969.34
<b>Total Funds Drawdown</b>	\$260,061.22	\$4,178,015.14
<b>Program Funds Drawdown</b>	\$10,615.73	\$2,170,670.54
<b>Program Income Drawdown</b>	\$249,445.49	\$2,007,344.60
<b>Program Income Received</b>	\$72,881.91	\$1,462,056.97
<b>Total Funds Expended</b>	\$299,532.13	\$4,217,486.05
City of Hammond1	\$299,532.13	\$4,217,486.05
<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:**

- Through 9/30/13 26 activity locations had been acquired by the City of Hammond:
- 1)6351 Monroe Avenue completed/listed for sale at \$92,500, sold to a LI25% Household for \$92,500, closed on 8/4/11
  - 2)4135 Towle Avenue completed/listed for sale at \$102,500, sold to a LI25% Household for \$102,500, closed on 9/22/11
  - 3)1242 177th Place completed/listed for sale at \$95,500, sold to a LI25% Household for \$95,500, closed on 8/3/11
  - 4)6334 Tennessee Avenue completed/listed for sale at \$92,500, sold to a LI25% Household for \$83,500 (updated re-appraised value), and closed on 2/20/13
  - 5)6750 Forestdale Avenue completed/listed for sale at \$116,000, sold to a LMMH75% Household for \$116,000, closed on 8/19/11
  - 6)3815 165th Street completed/listed for sale at \$92,500, sold to a LI25% Household for \$92,500, closed on 5/16/12.
  - 7)6823 Parrish Avenue completed/listed for sale at \$91,000, sold to a LMMH75% Household for \$91,000, closed on 9/29/11
  - 8)1107 Morris Street completed/listed for sale at \$82,500, sold to a LI25% Household for \$82,500, closed on 1/27/12



- 9)7339 Howard Avenue completed/listed for sale at \$88,500 based on re-valuation with updated appraisal dated 9/28/13 and currently listed at the updated Fair Market Value of \$88,500.
- 10) 7221 Missouri Avenue completed/listed for sale at \$96,500, sold to a LI25% Household for \$96,500, closed on 5/29/12
- 11)5624 Beall Avenue completed/listed for sale at \$69,500, sold to a LMMH 75% Household for \$69,500, and closed on 9/5/13
- 12)6146Ray Street 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 , and closed on 8/9/13
- 13)4930 Ash Avenue has the Abatement process completed, in the process of rehabilitation, scheduled to be completed by 10/30/13
- 14)2707 162nd Place completed/listed for sale for sale at \$88,000, sold to a LMMH75% Household for \$88,000, closed on 7/11/12
- 15)1321 Indiana Stree has the Abatement process completed, is in the process of rehabilitation, has a prospective buyer, awaiting &ldquoas completed&rdquo appraisals prior to posting the Public Notice of Sale.
- 16)3018 Crane Place completed/listed for sale at \$97,500, sold to a LMMH75% Household for \$97,500 , and scheduled to close on 10/17/13
- 17)6631 Missouri Avenue completed/listed for sale at \$82,000, sold to a LMMH75% Household for \$80,000, closed on 12/19/11
- 18)6712 Colorado Avenuehas the Abatement process completed, in the process of rehabilitation
- 19) 1013-15 May Street completed/listed for sale at \$115,000, sold to a LIH25% Household for an updated Fair Market Value of \$100,000. Awaiting Lender&lsquos approval of the City of Hammond NSP prior to scheduling a closing.
- 20)933 170th Street completed/listed for sale at \$84,500, sold to a LIH25% Household for \$84,500, closed on 6/5/12
- 21)1128 Mulberry Street completed/listed for sale at \$116,500, sold to a LI25% Household, closed on 1/25/13
- 22)7038 Lyman Avenue has the Abatement process completed and property Cleared, Rehabilitation process initiated
- 23)824 Wilcox Street has the Abatement process completed and property Cleared, awaiting rehabilitation due to funding constraints
- 24)537 Hoffman Street has the Abatement process completed and property Cleared, awaiting rehabilitation due to funding constraints
- 25)4615 Johnson Avenue has the Abatement process completed and property Cleared, awaiting rehabilitation due to funding constraints
- 26)223 Williams Street has the Abatement process completed and property Cleared, Rehabilitation in process

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	15		27/21	
#Additional Attic/Roof Insulation	15		15/21	
#High efficiency heating plants	15		15/21	
#Efficient AC added/replaced	16		16/21	
#Replaced thermostats	16		16/21	
#Replaced hot water heaters	16		16/21	
#Refrigerators replaced	16		16/21	
#Clothes washers replaced	16		16/21	
#Sites re-used	16		16/21	
#Units deconstructed	4		4/12	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	3		15/21	
# of Singlefamily Units	15		15/21	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%



# of Households	1	0	1	14/21	1/0	15/21	100.00
# Owner Households	14	1	15	14/21	1/0	15/21	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
6146 Ray Ave	Hammond		Indiana	46320-2645	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	



**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>Jul 1 thru Sep 30, 2013</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>	\$0.00	\$444,424.23
<b>Program Funds Drawdown</b>	\$0.00	\$376,625.07
<b>Program Income Drawdown</b>	\$0.00	\$67,799.16
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$490,838.05
City of Hammond1	\$0.00	\$490,838.05
<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:**

Funds, through NSP 1 Program Income, continue to be expended on NSP staff salaries and benefits, training, marketing, as well as for non-delivery related items for projects/activities.

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 and other events sponsored by the City and local community organizations with City of Hammond NSP staff speaking 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 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 have also be requested to speak at the HUD-approved Home Ownership workshops. These speaking engagements have generated interest in NSP by the participants resulting in a number of prospective NSP property buyers.



## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
			Indiana	-	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	

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