

Grantee: Hammond, IN

Grant: B-08-MN-18-0006

April 1, 2013 thru June 30, 2013 Performance Report



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 PI/RL 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

\$152,971.14

\$6,394,313.35

Program Funds Drawdown

\$0.00

\$3,835,821.53

Program Income Drawdown

\$152,971.14

\$2,558,491.82



Program Income Received	\$0.00	\$2,660,895.25
Total Funds Expended	\$152,971.14	\$6,455,024.10
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	\$444,424.23
Limit on State Admin	\$0.00	\$444,424.23

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$965,118.25	\$4,853,871.31

Overall Progress Narrative:

NSP QPR QTR II 04/01/13 – 06/30/13

Through 6/30/13, 29 City of Hammond NSP Properties have been completed, sold, and closed for the benefit of HUD-eligible home buyers. An additional 2 properties have prospective buyers with signed Purchase Agreements and are expected to close prior to 8/15/13 and 2 other properties (1013-1015 May Street and 5624 Beall Avenue) have offers for the Listing Prices in Process. The City of Hammond NSP Property closed sales reflect diversity among those purchasing the properties: Head of Household, Single Female-13, Single Male-8; Ethnicity, Hispanic or Latino-7, Not Hispanic or Latino-22; Race, White-20, Black/African American-8, Asian - 1. Of all NSP 1 funds expended through 6/30/13 totaling \$6,394,333, \$1,995,030 (32%) has been expended on properties sold to LIH (25%) households. Of all NSP 1 funds obligated through 3/31/13 totaling \$7,337,761, \$1,995,030 (27%) has been expended on properties sold to LIH (25%) households.

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 7/01/13 The City of Hammond NSP has received \$2,660,893 in Program Income through the sales of its completed NSP properties to HUD Income-Qualified Households; \$2,558,492 of that Program Income has been drawn. Program Income represents 68.93% of the Grant Amount appropriated to the City of Hammond's NSP 1. With 165.6% 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 6/30/13 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 29 have been sold and closed, 2 have executed Purchase Agreements, and 2 are awaiting executed Purchase Agreements: 16 to LMMH 75% Households and 13 to LIH 25% Households), 2 have executed purchase agreements and are awaiting closing (1 LMMH 75% and 1 LIH 25%), and 1 properties remains listed for sale; 3 additional properties have abatement completed and are expected to have the rehab completed by 8/1/13 and will be listed for sale shortly thereafter. 6 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; its Rehab Bid was awarded on 9/4/12 and will be begin with receipt of Clearance.

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 29 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 Guidelines.

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

Hammond Housing Authority continues to provide its HUD-Approved Home Owner Education classes. City of Hammond NSP staff has been invited to speak to the prospective home owner classes to promote the City’s NSP 1 and 3 programs. Each class has approximately 25 prospective home buyers in attendance, with class attendees being an excellent source of prospective home buyers.. Other speakers at these classes, in addition to NSP staff, are representatives of lending institutions, and City of Hammond staff detailing other home ownership programs offered through the City of Hammond. The classes are 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 17 local Mortgage Lenders. 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.

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 selected that additional area in the City of Hammond in which to perform this project; the project currently is in process. The Survey has been completed with information disseminated to all members of the Task Force to be made available upon request to any interested party. An additional area of the City, not previously reviewed as part of this project, is under consideration as this year’s project.

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.

NSP Staff was instrumental in the planning and organization for the Annual Mayor McDermott Realtors Breakfast. The breakfast was held on June 25, 2013, with approximately 125 attendees.. The Breakfast provides an excellent forum for explaining NSP and its results and is provided at no cost to NSP (all funding for the event is provided by Mayor McDermott of Hammond).

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,	\$0.00	\$4,853,871.31	\$2,160,054.81
NSP-6, ADMINISTRATION OF THE NSP PROGRAM	\$0.00	\$451,864.92	\$376,625.07



Activities

Grantee Activity Number:	NSP - 2.1
Activity Title:	ACQUISITION-REHABILITATION

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	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,602,941.85
Total Budget	\$0.00	\$2,602,941.85
Total Obligated	\$0.00	\$2,031,935.20
Total Funds Drawdown	\$0.00	\$2,031,935.20
Program Funds Drawdown	\$0.00	\$1,299,141.65
Program Income Drawdown	\$0.00	\$732,793.55
Program Income Received	\$0.00	\$1,271,720.19
Total Funds Expended	\$0.00	\$2,046,232.13
City of Hammond1	\$0.00	\$2,046,232.13
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 6/30/13, 19 LMMH 75% 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, being "pre-sold" with an executed Purchase Agreement.

Of the 19 acquired properties, with the exception of 842 176th St, 912 Mulberry St., and 1748 Davis Ave have been completed. Abatement is completed on all 3 properties. 912 Mulberry is to be scheduled with its Rehab on or about 8/31/13; 1748 Davis will be scheduled for Rehab upon receipt of its Environmental clearance estimated to be on or about 8/1/13. 842 176th Str in the rehabilitation process is to be completed on or about 8/1/13.

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

- 1)7505 Magnolia Ave - completed, listed for sale for \$113,500, sold to a LMMH75% Household, closed on 4/13/11 for \$113,500
- 2)6928 Magoun Ave - completed, listed for sale for \$90,000, sold to a LMMH75% Household, closed on 4/28/11 for \$90,000



- 3)3918 Henry Ave - completed, listed for sale for \$84,000, sold to a LMMH75% Household, closed on 7/25/11 for \$84,000
 - 4) 6918 Jackson Ave - completed, listed for sale for \$95,000, sold to a LMMH75% Household, closed on 8/4/11 for \$95,000
 - 5) 6229 Rev. Burns Drive completed, listed for sale for \$114,000, sold to a LMMH75% Household, closed on 9/19/11 for \$114,000
 - 6) 6513 Idaho Ave - completed, listed for sale for \$119,000, sold to a LMMH75% Household, closed on 11/7/11 for \$115,000
 - 7) 935 175th St - completed, listed for sale for \$104,000, sold to a LIH25% Household, closed on 10/31/11 for \$104,000
 - 8)7338 Magoun Ave - completed, listed for sale for \$132,000, sold to a LIH 25% Household, closed on 2/3/13 for \$132,000
 - 9)7228 Wicker Ave - completed, listed for sale for \$125,000, sold to a LMMH 75% Household, closed on 9/24/12 for \$125,000
 - 10)6411 Forest Ave - completed, listed for sale for \$115,000, sold on 9/27/12 to a LMMH75% Household and closed on 12/20/12 for \$115,000
 - 11)1621 173rd PI - completed, listed for sale for \$133,500, sold to a LMMH75% Household, closed on 12/23/11 for \$133,500
 - 12)6324 Nebraska Aven - completed, listed for sale for \$81,100, sold to a LIH25% Household, closed on 1/27/12 for \$81,100
 - 13)4019 Johnson Ave - completed, listed for sale for \$102,500, sold to a LMMH75% Household, closed on 12/23/11 for \$102,500.
 - 14)7218 Monroe Ave - completed, listed for sale for \$109,000, sold to a LMMH75% Household, closed on 4/13/11 for \$109,000.
 - 15)937 174th PI - completed, listed for sale for \$99,500, sold to a LIH25% Household, closed on 6/4/12 for \$99,500.
 - 16)7004 Magoun Ave - completed, listed for sale for \$123,500, sold to a LMMH 75% Household for \$123,500, closed on 2/5/13.
 - 17)912 Mulberry St - Abatement completed, Rehab Bid awarded, scheduled to begin on 8/31/13.
 - 18)1748 Davis Ave -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 9/1/13.
 - 19)842 176th St - currently in the Rehab Process with an anticipated completion date of 8/1/13.
- 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.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	15/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	15/12

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	15/12	15/12	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	



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

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	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$4,853,871.31
Total Budget	\$0.00	\$4,853,871.31
Total Obligated	\$0.00	\$5,276,969.34
Total Funds Drawdown	\$152,971.14	\$3,917,953.92
Program Funds Drawdown	\$0.00	\$2,160,054.81
Program Income Drawdown	\$152,971.14	\$1,757,899.11
Program Income Received	\$0.00	\$1,389,175.06
Total Funds Expended	\$152,971.14	\$3,917,953.92
City of Hammond1	\$152,971.14	\$3,917,953.92
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:

- Activity 5.1
Through 6/30/13, 26 activity locations had been acquired by the City of Hammond.
- 1)6351 Monroe Ave&ndashcompleted listed for sale for \$92,500, sold to a LI25% Household, closed on 8/4/11 for \$92,500
 - 2) 4135 Towle Ave&ndash completed, listed for sale for \$102,500, sold to a LI25% Household, closed on 9/22/11 for \$102,500
 - 3) 1242 177thPI&ndash completed, listed for sale for \$95,500, sold to a LI25% Household, closed on 8/3/11 for \$95,500
 - 4) 6334 Tennessee Ave&ndash completed, listed for sale for \$92,500, sold to a LI25% Household, closed on 2/20/13 for \$83,500 (updated re-appraised value)
 - 5) 6750 Forestdale Ave - completed, listed for sale for \$116,000, sold to a LMMH75% Household, closed on 8/19/11 for \$116,000.
 - 6) 3815 165thSt&ndash completed, listed for sale for \$92,500, sold to a LI25% Household, closed on 5/16/12 for \$92,500
 - 7) 6823 Parrish Ave&ndash completed, listed for sale for \$91,000, sold to a LMMH75% Household, closed on 9/29/11 for

\$91,000

- 8) 1107 Morris St&ndash completed, listed for sale for \$82,500, sold to a LI25% Household, closed on 1/27/12 for \$82,500
- 9) 7339 Howard Ave&ndash completed, listed for sale for \$97,500 re-valued with updated appraisal and currently listed at the updated Fair Market Value of \$92,500
- 10)7221 Missouri Ave&ndash completed, listed for sale for \$96,500, sold to a LI25% Household, closed on 5/29/12 for \$96,500
- 11) 5624 Beall Ave - is completed and listed for sale for \$73,000 and awaiting an executed Purchase Agreement with a prospective LIH 25% Household Income Buyer with an expected closing of 8/31/13
- 12) 6146RaySt&ndash completed, listed for sale for \$81,500, re-appraised and re-listed for the Fair Market Value of \$78,000, has a prospective buyer for the purchase price of \$78,000. The Buyer is waiting for storm damage repairs to be completed prior to executing the Purchase Agreement
- 13)4930 Ash Ave-Abatement process completed, in the process of rehabilitation, expecting to be completed by 8/31/13
- 14) 2707 162ndPI&ndash completed, listed for sale for sale for \$88,000, sold to a LMMH75% Household, closed on 7/11/12 for \$88,000
- 15)1321 Indiana St- Abatement process completed, in the process of rehabilitation
- 16)3018 Crane Ave-Abatement process completed, in the process of rehabilitation expecting to be completed by 8/15/13.
- 17)6631 Missouri Ave&ndash completed, listed for sale for \$82,000, sold to a LMMH75% Household, closed on 12/19/11 for \$80,000
- 18)6712 Colorado Ave- Abatement process completed, in the process of rehabilitation
- 19) 1013-15 May St &ndash completed, listed for sale for \$115,000, has a prospective LIH25% Buyer with an executed Purchase Agreement
- 20) 933 170thSt- completed, listed for sale for \$84,500, sold to a LIH25% Household, closed on 6/5/12 for \$84,500
- 21) 1128 Mulberry St&ndash completed, listed for sale for \$116,500, sold to a LI25% Household, closed on 1/25/13 for \$116,500
- 22)7038 Lyman Ave- Abatement process completed, Rehabilitation process initiated
- 23)824 Wilcox St- Abatement process completed, rehabilitation process scheduled to be initiated 9/1/13
- 24)537 Hoffman St- Abatement process completed, rehabilitation process scheduled to be initiated
- 25)4615 Johnson Ave- Abatement process completed, rehabilitation process scheduled to be initiated
- 26)223 Williams St - Abatement process completed, Rehabilitation process

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	12/21
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/21

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	13/21	1/0	14/21	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	



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

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$451,864.92
Total Budget	\$0.00	\$451,864.92
Total Obligated	\$0.00	\$451,864.92
Total Funds Drawdown	\$0.00	\$444,424.23
Program Funds Drawdown	\$0.00	\$376,625.07
Program Income Drawdown	\$0.00	\$67,799.16
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$490,838.05
City of Hammond1	\$0.00	\$490,838.05
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:

Activity 6.1

Funds, through NSP 1 Program Income, continue to be utilized on program eligible expenses: 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

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	

