

Grantee: Hammond, IN

Grant: B-08-MN-18-0006

October 1, 2013 thru December 31, 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

LOCCS Authorized Amount:

\$3,860,473.00

Grant Status:

Active

QPR Contact:

Dennis Radowski

Estimated P/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

\$384,685.82

\$7,039,060.39

Program Funds Drawdown

\$14,035.74

\$3,860,473.00

Program Income Drawdown

\$370,650.08

\$3,178,587.39



Program Income Received	\$399,831.01	\$3,207,768.32
Total Funds Expended	\$325,453.92	\$7,186,182.99
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	\$444,437.23
Limit on State Admin	\$0.00	\$444,437.23

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:

Through 12/30/13, 35 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 1/15/14 and 2/15/14. The City of Hammond NSP Property closed sales reflect diversity among those purchasing the properties: Head of Household, Single Female-17, Single Male-8; Ethnicity, Hispanic or Latino-8, Not Hispanic or Latino-27; Race, White-23, Black/African American-11 Asian- 1. Of all NSP 1 funds expended through 12/30/13 totaling \$7,039,375, \$2,448,060 (34.5%) has been expended on properties sold to LIH (25%) households. Of all NSP 1 funds obligated through 12/31/13 totaling \$7,337,671, \$2,448,060 (33.4%) 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 12/30/13 The City of Hammond NSP has received \$3,207,768 in Program Income through the sales of its completed NSP properties to HUD Income-Qualified Households; \$3,178,587 of that Program Income has been drawn through that date. Program Income represents 83.1% of the Grant Amount appropriated to the City of Hammond's NSP 1. With 182.3% 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 12/31/13 the City of Hammond has acquired 45 properties through its NSP 1 funding. To date of the 45 acquired properties: all 45 have Abatement completed and all have achieved an Environmental Clearance. Of those 45 properties, 37 have Rehab completed with appropriate Environmental Clearances obtained and have been listed for sale. Of the 38 properties listed for sale 35 have been sold and closed, 2 have executed Purchase Agreements, and 1 remains listed and unsold. 19 properties have been sold to LMMH 75% Households and 16 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; 1 additional property has abatement completed and is expected to have the rehab completed by 3/31/14 and will be listed for sale shortly thereafter. 5 properties have been abated and are being rehabbed at this time. 1 property (sold with an executed Purchase Agreement) has Abatement completed and is in



the process of rehab; it s scheduled to be completed by 2/1/14.

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(A) representatives for a Contingent Activity to address use of NSP properties as Lease with Option To Purchase, specifically 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. However, this plan remains an alternative option for future transactions.

With Hammond Housing Authority having discontinued providing its HUD-Approved Home Owner Education classes. United Neighborhoods Inc., a certified CHDO in the City of Hammond, is now offering these Home Owner Education classes on a monthly basis. The classes are widely promoted and advertised as they have been a source of prospective buyers for NSP properties as well as properties acquired through conventional methods. These classes are being conducted at no cost to the attendees, as well as at no cost to the City of Hammond NSP.

City of Hammond NSP Staff has met with and continues to communicate with representatives from 20 local Mortgage Lenders. To date 19 Lending Institutions have agreed to allow mortgage applicants to utilize the AAA; Mortgage Loans to NSP property purchasers have been made by 17 of those lenders.

5/3 Bank, A & M Mortgage, Lake Mortgage, Centier Bank, BMO 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., Sagamore Home Mortgage, and Cole Taylor Mortgage, and Primary Residential Mortgage. Lender’s representatives have reviewed NSP documentation, including that ofHammond’s NSP Affordability Assistance Allowance, and found it acceptable to their loan programs. Lenders were also given an opportunity to tour and inspectHammond’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 20 Lending Institutions specifically in regard to NSP. To date all Lending Institutions have agreed to allow mortgage applicants to utilize the AAA; Mortgage Loans to NSP property purchasers have been made by 17 of those lenders. NSP staff has also met with a representative of BMO Harris to explain and discuss its NSP. 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. In addition to Lenders, City of Hammond NSP Staff have also met with real estate firms to explain and promote the City of Hammond NSP.

Through the scheduled Lake County Sheriff’s Sale for Foreclosed Properties through 12/13, the City of Hammond has had a total 726 properties (2.20% 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) – 631; 2010 – 717; 2011 – 511; 2012 – 654.

Current Period Property Sale Activities:

10/17/13 - Closed on the sale of 3018 Crane Place for the List Price of \$97,500 with Net Proceeds of 90,749.75.

10/23/13 - Closed on the Sale of 1013-1015 May Street for the List Price of \$100,000 with Net Proceeds of \$85,886.81

12/10/13 - Closed on the Sale of 842 176th Street for the List Price of \$105.500 with Net Proceeds of \$98,170.00.

12/16/13 - Closed on the Sale of 1748 Davis Avenue for the List Price of \$134,000 with Net Proceeds of \$125,003.25

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	\$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,	\$14,035.74	\$4,853,871.31	\$2,184,706.28
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 Hammond1

Overall	Oct 1 thru Dec 31, 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	\$215,753.00	\$1,561,633.34
Total Funds Expended	\$0.00	\$2,152,404.97
City of Hammond1	\$0.00	\$2,152,404.97
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:

Activity 2.1

Through 12/30/13 all 19 LMMH75% activity locations had been acquired by the City of Hammond; 18 properties have been sold and closed Buyers qualifying under the HUD Household Income Guidelines. The remaining property, 912 Mulberry Street, has the Abatement completed and the Environmental Clearance achieved, is currently being Rehabbed is expected to be completed by 3/15/14.

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 173rd Place 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 Street, has its Abatement completed, and Environmental Clearance achieved. It is now in the Rehab Process.
 18)1748 Davis Avenue, completed/sold at \$134,000 to a LMMH 75% Household for \$123,500, closed on 12/16/13.
 19)842 176th Street, completed/listed for sale at \$105,500, sold to a LIH25% Household for \$105,500, closed on 12/10/13.
 Current Quarter Property Sale Activities: Sold and Closed 1748 Davis Avenue to LMMIH(75%) Buyer for \$134,000 with Net Proceeds of \$125,003.25

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	32/12
#Additional Attic/Roof Insulation	1	17/12
#High efficiency heating plants	1	17/12
#Efficient AC added/replaced	1	17/12
#Replaced thermostats	1	17/12
#Replaced hot water heaters	1	17/12
#Refrigerators replaced	1	17/12
#Clothes washers replaced	1	17/12
#Sites re-used	1	17/12
#Units deconstructed	1	4/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	17/12
# of Singlefamily Units	1	17/12

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	17/12	17/12	100.00
# Owner Households	0	1	1	0/0	17/12	17/12	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1748 Davis Ave	Whiting		Indiana	46394-1420	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 - 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

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$5,276,969.34
Total Budget	\$0.00	\$5,276,969.34
Total Obligated	\$0.00	\$5,276,969.34
Total Funds Drawdown	\$384,672.82	\$4,562,687.96
Program Funds Drawdown	\$14,035.74	\$2,184,706.28
Program Income Drawdown	\$370,637.08	\$2,377,981.68
Program Income Received	\$184,078.01	\$1,646,134.98
Total Funds Expended	\$325,453.92	\$4,542,939.97
City of Hammond1	\$325,453.92	\$4,542,939.97
Match Contributed	\$0.00	\$0.00

Activity Description:

The City will use funds to rehabilitate foreclosed, vacant properties into affordable housing within target areas. At least \$965,118.37 will be used for the purchase and rehabilitation of properties that will benefit households whose incomes do not exceed 50% of the area median income in order for this activity to meet the NSP statutory requirements, That 25% (\$965,118.37) of NSP funds are to serve those at or below 50% of AMI, The City of Hammond will ensure the property that is rehabilitated will be secured by deed restrictions to for all units to comply with the affordability periods of the HOME Program (24 CFR 92.252(e) for rental and 92.254(a)(4) for homebuyer). Homes will be bought at a minimum discount of one percent from the appraised value.

Location Description:

Vacant foreclosed properties throughout the City. Specific addresses yet to be determined.

Activity Progress Narrative:

Through 12/31/13 26 activity locations had been acquired by the City of Hammond:

- 1)6351 Monroe Ave, completed/listed for sale at \$92,500, sold to a LI25% Household for \$92,500, closed on 8/4/11
- 2)4135 Towle Ave, completed/listed for sale at \$102,500, sold to a LI25% Household for \$102,500, closed on 9/22/11
- 3)1242 177th Pl, completed/listed for sale at \$95,500, sold to a LI25% Household for \$95,500, closed on 8/3/11
- 4)6334 Tennessee Ave, 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 Ave, completed/listed for sale at \$116,000, sold to a LMMH75% Household for \$116,000, closed on 8/19/11
- 6)3815 165th St, completed/listed for sale at \$92,500, sold to a LI25% Household for \$92,500, closed on 5/16/12.
- 7)6823 Parrish Ave, completed/listed for sale at \$91,000, sold to a LMMH75% Household for \$91,000, closed on 9/29/11
- 8)1107 Morris St, completed/listed for sale at \$82,500, sold to a LI25% Household for \$82,500, closed on 1/27/12



- 9)7339 Howard Ave, 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 Ave, completed/listed for sale at \$96,500, sold to a LI25% Household for \$96,500, closed on 5/29/12
- 11)5624 Beall Ave, completed/listed for sale at \$69,500, sold to a LMMH 75% Household for \$69,500, and closed on 9/5/13
- 12)6146 Ray St, 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 Ave, completed/listed for sale for sale at \$85,000, sold to a LMMH75% Household for \$86,000 and scheduled to close by 1/15/14.
- 14)2707 162nd Pl, 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 St, Abatement process completed and Environmental Clearance achieved. Sold to a LIH25% Household for the List Price of \$64,000 and is in the process of rehabilitation. It is expected to be completed and closed by 2/15/14.
- 16)3018 Crane Pl, completed/listed for sale at \$97,500, sold to a LMMH75% Household for \$97,500, and closed on 10/17/13
- 17)6631 Missouri Ave, completed/listed for sale at \$82,000, sold to a LMMH75% Household for \$80,000, closed on 12/19/11
- 18) 6712 Colorado Ave, has the Abatement process completed and Environmental Clearance achieved, in the process of rehabilitation
- 19) 1013-15 May St, completed/listed for sale at \$115,000, sold to a LIH25% Household for an updated Fair Market Value of \$100,000, and closed on 10/23/13.
- 20)933 170th St, completed/listed for sale at \$84,500, sold to a LIH25% Household for \$84,500, closed on 6/5/12
- 21)1128 Mulberry St, completed/listed for sale at \$116,500, sold to a LI25% Household, closed on 1/25/13
- 22)7038 Lyman Ave, Abatement process completed and Environmental Clearance achieved. The Rehabilitation process has been initiated, but delayed due to funding constraints.
- 23)824 Wilcox St, Abatement process completed and Environmental Clearance achieved, awaiting rehabilitation to begin due to funding constraints
- 24)537 Hoffman St, Abatement process completed and Environmental Clearance achieved, awaiting rehabilitation due to funding constraints
- 25)4615 Johnson Avenue, Abatement process completed and Environmental Clearance achieved, awaiting rehabilitation due to funding constraints
- 26)223 Williams Street, Abatement process completed and Environmental Clearance achieved. Rehabilitation is in process and approximately 50% complete with an estimated completion date of 3/31/14.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	4		31/21	
#Additional Attic/Roof Insulation	4		19/21	
#High efficiency heating plants	4		19/21	
#Efficient AC added/replaced	4		20/21	
#Replaced thermostats	4		20/21	
#Replaced hot water heaters	4		20/21	
#Refrigerators replaced	4		20/21	
#Clothes washers replaced	4		20/21	
#Sites re-used	4		20/21	
#Units deconstructed	0		4/12	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	4		19/21	
# of Singlefamily Units	4		19/21	

Beneficiaries Performance Measures

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



# of Households	2	1	3	16/21	2/0	18/21	100.00
# Owner Households	2	1	3	16/21	2/0	18/21	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1013 May St	Hammond		Indiana	46320-2161	Match / Y
3018 Crane Pl	Hammond		Indiana	46323-1104	Match / Y
842 176th St	Hammond		Indiana	46324-3006	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:

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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

	Oct 1 thru Dec 31, 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	\$13.00	\$444,437.23
Program Funds Drawdown	\$0.00	\$376,625.07
Program Income Drawdown	\$13.00	\$67,812.16
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:

In order to expedite the rehab of the existing NSP property purchases, funds typically allocated for Administration are being utilized for the rehab of properties. As the remaining properties are sold, Administration funding will be taken from the Net Proceeds of the remaining sales.

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

