

**Grantee: Hammond, IN**

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

**July 1, 2010 thru September 30, 2010 Performance Report**

**Grant Number:**

B-08-MN-18-0006

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

Hammond, IN

**Award Date:****Grant Amount:**

\$3,860,473.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Dennis Radowski

**Disasters:****Declaration Number**

NSP

**Narratives****Areas of Greatest Need:**

After reviewing the data listed in Section A of this application, staff has determined that ALL areas of the City except census tract 040300-block group 5 as described on page 3 face a high risk of destabilization due to the foreclosure crisis. HUD has assigned a high risk score to 86 of the 87 census block groups in Hammond (scoring 9 or 10 out of a scale of 10).

**Distribution and and Uses of Funds:**

Neighborhood Stabilization Program (NSP) funds are needed to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. The City will use the NSP funds to acquire, demolish, rehabilitate or otherwise redevelop foreclosed, abandoned, and vacant properties in areas of greatest need. The City will also use NSP funds to provide financing to income eligible homebuyers to acquire redeveloped properties.

**Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$3,860,473.00

**Total CDBG Program Funds Budgeted**

N/A

\$3,860,473.00

**Program Funds Drawdown**

\$250,467.39

\$733,344.73

<b>Program Funds Obligated</b>	\$2,608,109.65	\$3,860,473.00
<b>Program Funds Expended</b>	\$482,099.43	\$482,099.43
<b>Match Contributed</b>	\$51,134.00	\$51,134.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</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	\$142,510.06
<b>Limit on State Admin</b>	\$0.00	\$0.00

## 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	\$2,174,425.65

## Overall Progress Narrative:

With receipt of the NSP Policy Alert on 8/20/10, The City of Hammond is initiating its monthly QPR Progress Report on 8/20/10. The NSP Policy Alert requires all NSP1 Grantees not 100% Obligated to report all expenditures and obligations immediately.

The City of Hammond has reallocated all funds, with the exception of those for Administration, to Acquisition/Rehabilitation. The existing activities will remain as part of the Action Plan, but with no funds being allocated at this time. Those activities are as follows: Financing Mechanisms, Land Banking, Demolition, Acquisition/ Reconstruction.

To date The City of Hammond has 32 properties in process: 4 awaiting offers, 1 with accepted offers, 15 with fully executed purchase agreements, and 12 acquisitions for a total amount of \$958,893. Of the 32 properties, 26 properties have estimated rehab costs totaling \$1,679, 256.

Lead Abatement Costs for 32 properties are stated as \$296,549.

Delivery costs (appraisals, surveys, environmental assessment reports, closing expenses) total \$4,977 per property or \$139,356 for 28 properties.

A Bid Process for rehabilitation of each of the 10 acquired properties (Bid Phase I) was completed on 8/12/10, with bids totaling \$638,783 being awarded. The contracts for the rehabilitation are scheduled to be signed on 8/25/10, with work to be initiated by 8/31/10.

Bid Phase II is scheduled to begin on 8/23/10 for 8 properties with rehabilitation totaling an estimated \$440,000. Bid Phase II was completed on 8/30/10. Bids were submitted by 4 General Contractors for the rehabilitation of 7 properties. Recommendation for the awarding of the bids was presented to the Hammond Redevelopment Commission at its regularly scheduled meeting on 9/07/10. Contracts were drawn for the bids and submitted to the awarded General Contractors for execution. The total of the awarded bids for the 7 properties was \$442,120.93, or 91.71% of staff's estimate.

Bid Phase III is scheduled to begin on 8/30/10 for 8 properties with rehabilitation totaling an estimated \$482,360.

The number of properties was reduced to 6 due to property access issues. Bids were submitted by 4 General Contractors for the 6 properties. The bids have been analyzed by staff with bids to be recommended for approval by the Hammond Redevelopment Commission. The HRC has called for a special meeting scheduled for 9/14/10 specifically for this process. The total amount of the bids to be awarded is \$522,324 or 96.16% of staff's estimate. Bid Phase IV is scheduled to begin on 9/07/10 for 8 properties with rehabilitation totaling an undetermined amount at this time, but is anticipated to be an estimated \$500,000. The number of properties was reduced to 5 due to access issues.

Bid Packets are scheduled to be made available for LBP Abatement on eligible properties simultaneously to the Rehabilitation Bid Packets.

Of the 32 properties referred to above, 6 have been identified as prospects for the 75% Allocation and 26 for the 25% Allocation. To summarize activities to date, 26 properties have been identified as prospects for the 25% Allocation with contracted Acquisition, Delivery, and Rehabilitation Expenses totaling \$1,254,946; 6 properties have been identified as prospects for the 75% Allocation with contracted Acquisition, Delivery, and Rehabilitation Expenses totaling \$70

09/03/10 - 3 offers have been accepted by the City of Hammond for prospective NSP properties; Purchase Agreements have been drawn and signed by the Grantee and forwarded to the Sellers for signature. Upon receipt of those executed Purchase Agreements, 2 prospective properties will remain with pending offers awaiting acceptance from the Sellers. With all prospective properties (32 in total) having executed Purchase Agreements, total Acquisition, Rehabilitation, Delivery, and Administrative Costs will meet the total amount necessary for 100% Obligation of the NSP 1 Grant. Discounting the 2 properties without executed Purchase Agreements, it is expected that \$3,601,246 (93.29%) will be Obligated and supported by signed/executed contracts prior to 9/17/10. However, those 2 Purchase Agreements pending execution are expected to be obtained no later than 9/10/10. At this time 7 of the properties have SHPO 106 letters sent and will be scheduled for closing during 9/10, with the remaining properties to close in 10/10.

09/17/10 - General Contractor Bids for property rehabs submitted for Phase III and Phase IV were presented to the Hammond Redevelopment Commission for review and approval at a specially scheduled meeting on 9/14/10. Bids were approved for a total amount of \$604,829.40 (98.91% of staff's written estimates) for 8 properties in Rehab Phase III. Bids were approved for a total amount of \$336,409.00 (93.74% of staff's written estimates) for 5 properties in Rehab Phase IV. Also approved were bids for LBP Abatement for a total amount of \$66,836.00 (99.05% of staff's written estimates) for 7 properties in Abatement Phase II. Home Security alarm system bids were approved for a total amount of \$5,529.31 (97.93% of staff's written estimates) for 8 properties in Security Phase I. Bids included the purchase cost of equipment and 12 months of monitoring services. The security equipment is portable and easily transferrable allowing for re-installation as properties are sold. All Contracts for Rehabilitation and LBP Abatement were executed on 9/17/10. The contracts for the Home Security Systems are being reviewed and should be executed by 9/24/10. General Contractors with contracts for 2 properties that did not require LBP Abatement have obtained Letters to Proceed and have initiated the rehab process on those properties. A third property is expected to have a General Contractor initiate its rehabilitation process by 9/24/10.

To date 25 properties have been identified as prospective to the 25% Allocation with executed Purchase Agreements on 22; 10 properties have been acquired. To date 12 properties have been identified as prospective to the 75% Allocation with executed Purchase Agreements on 10; 3 properties have been acquired. It is expected that all properties identified will be acquired by 10/30/10.

With the acquisition of all the identified properties, NSP 1 Obligations could exceed the Total NSP 1 Grant by an estimated \$500,000. Over Obligations initially will be funded by CDBG Funds as a match, if necessary. However The City of Hammond would prefer to fund these excess Obligations with NSP 3 Grant funds.

9/30/10 - To the end of this reporting period the City of Hammond has a total of 44 active NSP Properties: 16 which have been acquired, 5 scheduled for closing prior to 10/15/10, 11 with an executed Purchase Agreement awaiting a SHPO 106 concurrence letter and closing, 8 with accepted offers awaiting executed Purchase Agreements, and 4 awaiting valuations prior to proceeding with offers. It is anticipated that all 41 properties will be acquired and owned by the City of Hammond by 11/30/10.

3 properties are currently under rehabilitation and are expected to be completed within 45 to 60 days (10/30/10) of the start dates. In addition five properties are within 2 weeks of obtaining Lead Base Paint Final Clearances. With receipt of the Final Clearance Reports those five properties will have the rehabilitation process initiated. Staff anticipates that 8 properties will be listed for sale prior to 11/30/10. In addition, it is expected that 4 properties will be completed every 30-45 days beginning 11/30/10.

Staff is also maintaining a contact list of prospect buyers of NSP properties; the list currently contains 12 prospective buyers.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-1, Financing Mechanisms for Purchase and Rehabilitation	\$0.00	\$0.00	\$0.00
NSP-2, ACQUISITION-REHABILITATION OF FORECLOSED	\$164,581.50	\$1,300,000.00	\$378,709.61
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,	\$72,128.71	\$2,174,425.65	\$212,125.06
NSP-6, ADMINISTRATION OF THE NSP PROGRAM	\$13,757.18	\$386,047.35	\$142,510.06

## Activities

**Grantee Activity Number:** NSP - 1.1

**Activity Title:** FINANCING MECHANISMS

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

NSP-1

**Project Title:**

Financing Mechanisms for Purchase and Rehabilitation

**Projected Start Date:**

04/01/2009

**Projected End Date:**

03/31/2014

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Hammond

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Hammond	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</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:**

Activity 1.1

The original Action Plan allocated \$300,000 to Financing Mechanisms to assist LMMI Purchasers of NSP Properties. At this time it is not anticipated to utilize funds for Financing Mechanisms prior to the Obligation Deadline, primarily due to the fact that there are no properties expected to be completed prior to the deadline. These NSP Funds have been reallocated to Acquisition, Rehabilitation of foreclosed and vacant residential properties identified as prospects for the 25% Allocation.

**Accomplishments Performance Measures**

	<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
# 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

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**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 Benefit (Households)

**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,300,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,300,000.00
<b>Program Funds Drawdown</b>	\$164,581.50	\$378,709.61
<b>Program Funds Obligated</b>	\$835,193.00	\$1,300,000.00
<b>Program Funds Expended</b>	\$322,372.33	\$322,372.33
City of Hammond	\$322,372.33	\$322,372.33
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</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 8/30/10, 6 properties have been identified for the 75% Allocation for the Acquisition, Rehabilitation of foreclosed and vacant residential properties. 2 of the properties have been acquired; the remaining 4 properties each have executed Purchase Agreements, 3 of which expect to be closed during 10/10.  
Through 9/30/10, a total of 13 properties have been identified as properties prospective to the 75% (LMMI) Allocation. 4 properties have been acquired; 7 have executed Purchase Agreements, 3 of which are expected to close by 10/29/10; 2 have accepted offers and are awaiting Purchase Agreements.  
1 property (7505 Magnolia) is currently in the rehabilitation stage and expected to be completed by 10/20/10. Another property (6513 Idaho) is in the initial stages of Abatement.

**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	0/12



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

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
1748 Davis Avenue	Whiting	NA	46394
6918 Jackson Avenue	Hammond	NA	46324
937 174th Place	Hammond	NA	46324
7228 Wicker Avenue	Hammond	NA	46323
7505 Magnolia Avenue	Hammond	NA	46324
6411 Forest Avenue	Hammond	NA	46324
935 175th Street	Hammond	NA	46324
4019 Johnson Avenue	Hammond	NA	46320
6229 Reverend Burns Drive	Hammond	NA	46324
6324 Nebraska Avenue	Hammond	NA	46323
7338 Magoun Avenue	Hammond	NA	46324
6513 Idaho Avenue	Hammond	NA	46323
1621 173rd Place	Hammond	NA	46324

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>NSP - 3.1</b>
<b>Activity Title:</b>	<b>Land Banking</b>

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

NSP-3

**Projected Start Date:**

04/01/2009

**Benefit Type:**

**Activity Status:**

Under Way

**Project Title:**

Land Banking

**Projected End Date:**

03/31/2014

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Hammond

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Hammond	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The City will purchase foreclosed homes in target areas. Homes will be bought at a minimum discount of fifteen percent from the appraised value. Properties will be held and maintained until redeveloped.

**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 3.1

The original Action Plan allocated \$150,000 to Land Banking. At this time it is not anticipated to utilize funds for Land banking activities. Funds have been reallocated to Acquisition, Rehabilitation of foreclosed and vacant residential properties identified as prospects for the 25% Allocation.

**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

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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**Grantee Activity Number:** NSP - 4.1  
**Activity Title:** Demolition

**Activity Category:**  
 Clearance and Demolition

**Project Number:**  
 NSP-4

**Projected Start Date:**  
 04/01/2009

**Benefit Type:**

**National Objective:**  
 NSP Only - LMMI

**Activity Status:**  
 Under Way

**Project Title:**  
 DEMOLITION OF BLIGHTED STRUCTURES

**Projected End Date:**  
 03/31/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**  
 City of Hammond

Overall	Jul 1 thru Sep 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Hammond	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The City will demolish and clear structures that meet the definition of blighted included in this submission. This activity is not expected to benefit households below 50% of the area median income. After clearance, some properties may be redeveloped.

**Location Description:**

Blighted structures throughout the City. Specific addresses yet to be determined. Locations will be based on areas of greatest need.

**Activity Progress Narrative:**

Activity 4.1  
 The original Action Plan allocated \$80,000 to Clearance and Demolition of Blighted, Vacant Properties. At this time it is not anticipated to utilize funds for Clearance and Demolition activities. The City of Hammond has been proactive in identifying and demolishing and/or rectifying issues in this regard. Current services for these issues are being funded through the Mayor’s Discretionary Fund. NSP Funds have been reallocated to Acquisition, Rehabilitation of foreclosed and vacant residential properties identified as prospects for the 25% Allocation.

**Accomplishments Performance Measures**

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

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units

0

0/0

### 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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**Grantee Activity Number:** NSP - 5.1

**Activity Title:** Acquisition/Rehab of Foreclosed Properties

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-5

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

ACQUISITION-REHABILITATION OF FORECLOSED,

**Projected End Date:**

03/31/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Hammond

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,174,425.65
Total CDBG Program Funds Budgeted	N/A	\$2,174,425.65
Program Funds Drawdown	\$72,128.71	\$212,125.06
Program Funds Obligated	\$1,772,916.65	\$2,174,425.65
Program Funds Expended	\$159,727.10	\$159,727.10
City of Hammond	\$159,727.10	\$159,727.10
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

Activity 5.1

The original Action Plan allocated \$965,118.37 to the Acquisition and Rehabilitation of Foreclosed Vacant Residential Properties for sale to Low Income Households with incomes less than 50% of AMI. Over the last 18 months, the City of Hammond has experienced an estimated 60 properties being offered per month at the Monthly Sheriff Sales. The properties that have been inspected, reviewed, and purchased have revealed that there are a substantial number of properties that may be acquired and rehabilitated at costs that would allow the marketing of these properties to those LI Households. An additional \$1,209,307.28 in funds have been reallocated from other activities to the Acquisition, Rehabilitation of Foreclosed Vacant residential properties identified as prospects for the 25% Allocation. The total amount of funds allocated to this Activity has been increased to \$2,174,425.65.

Through 9/30/10, 27 properties have been identified as prospective to the 25% (LI) Allocation. 12 properties have been acquired; 9 have executed Purchase Agreements, 5 of which are scheduled to close by 10/15/10; 6 properties have accepted offers and are awaiting executed Purchase Agreements.

2 properties (1242 177th Place and 6334 Tennessee) are currently in the rehabilitation stage and are expected to be completed

prior to 10/29/10. Properties in the Abatement Stage include 6928 Magoun, 6351 Monroe, 6750 Forestdale, and 3815 165th Street. The Rehabilitation process for those properties is expected to begin prior to 10/29/10. Staff has been approached by prospective buyers for the purchase of properties at 6334 Tennessee, 3815 165th St., 1242 177th Place, and 4135 Towle. 2 prospective buyers have obtained HUD certified Home Counseling Certificates and mortgage loan Pre-Approval Letters in amounts sufficient to meet the anticipated purchase prices. However the prospective buyers are awaiting the results of appraisals of the properties in which they have an interest. 3 additional prospective buyers are currently enrolled in HUD certified Home Counseling classes; one has obtained a mortgage loan Pre-Approval Letter.

## Accomplishments Performance Measures

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

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

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
1242 177th Place	Hammond	NA	46324
5624 Beall Avenue	Hammond	NA	46320
6928 Magoun Ave	Hammond	NA	46324
1013-15 May Street	Hammond	NA	46320
6146 Ray Avenue	Hammond	NA	46320
6351 Monroe Avenue	Hammond	NA	46324
1128 Mulberry Street	Hammond	NA	46324
6631 Missouri Avenue	Hammond	NA	46323
3018 Crane Place	Hammond	NA	46323
1107 Morris Street	Hammond	NA	46320
7038 Lymon Avenue	Hammond	NA	46324
933 170th Street	Hammond	NA	46324
6334 Tennessee Avenue	Hammond	NA	46323
824 Wilcox Street	Hammond	NA	46320
6829 Illinois Avenue	Hammond	NA	46324
6712 Colorado Avenue	Hammond	NA	46324
1321 Indiana Street	Hammond	NA	46320
2707 162nd Place	Hammond	NA	46323
7221 Missouri Avenue	Hammond	NA	46323
6823 Parrish Avenue	Hammond	NA	46323
3918 Henry Avenue	Hammond	NA	46327
4930 Ash Avenue	Hammond	NA	46327
6750 Forestdale Avenue	Hammond	NA	46323

7339 Howard Avenue	Hammond	NA	46324
4135 Towle Avenue	Hammond	NA	46327
3815 165th Street	Hammond	NA	46323
6331 Madison Avenue	Hammond	NA	46324

## 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 Benefit (Households)

**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

**Overall**

**Jul 1 thru Sep 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Hammond	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Redevelop vacant properties into housing within target areas.

**Location Description:**

Areas of greatest need

**Activity Progress Narrative:**

Activity 5.2

The original Action Plan allocated \$1,444,462.13 to the Rehabilitation and Reconstruction of Vacant Foreclosed Residential Properties. At this time it is not anticipated to utilize funds for the Rehabilitation and Reconstruction of Vacant Foreclosed Residential Property activities. For the last 18 months, the City of Hammond has experienced an estimated 60 properties being offered per month at the Monthly Sheriff Sales. The properties that have been inspected, reviewed, and purchased have revealed that there are a substantial number of properties that may be acquired and rehabilitated at costs substantially below those costs related to acquisition, demolition, and reconstruction. Funds have been reallocated to the Acquisition, Rehabilitation of foreclosed and vacant residential properties identified as prospects for the 25% Allocation.

**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

	This Report Period Total	Cumulative Actual Total / Expected 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

### 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 - 6.1</b>
<b>Activity Title:</b>	<b>Administration</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP-6

**Project Title:**

ADMINISTRATION OF THE NSP PROGRAM

**Projected Start Date:**

04/01/2009

**Projected End Date:**

03/31/2014

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Hammond

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$386,047.35
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$386,047.35
<b>Program Funds Drawdown</b>	\$13,757.18	\$142,510.06
<b>Program Funds Obligated</b>	\$0.00	\$386,047.35
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Hammond	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</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 continue to be expended on salaries and benefits to staff. Other expenditures include those funds paid to contracted consultants performing administrative services for the program, including but not limited to preparing the bid and contract documents for the Abatement and Rehabilitation Contractors, of which there have been 7 to date. Staff has outsourced the process of accumulating information from the contractors for the preparation of Section 3 Reports following the completion of rehabilitation to each of the properties..

**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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