

Grantee: Hamilton County, IN

Grant: B-08-UN-18-0001

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number:

B-08-UN-18-0001

Obligation Date:**Grantee Name:**

Hamilton County, IN

Award Date:**Grant Amount:**

\$2,343,868.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Mark Mcconaghy

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

Hamilton County, Indiana, has received \$2,343,868 in a special allocation of Community Development Block Grant (CDBG) funds as part of the Neighborhood Stabilization Program developed by U.S. Department of Housing and Urban Development (HUD) to provide targeted emergency assistance to help stabilize neighborhoods and stem the decline of house values of neighboring homes. Hamilton County has been particularly hard hit. According to data provided by the Hamilton County sheriff's office there were 975 foreclosures in 2007 and in the first nine months of 2008 there are 1,210 foreclosures. This represents a 57% increase in one year. There are 72 block groups in Hamilton County. All but 14 have a foreclosure rate of less than 1%. Only one, block group 11010.03 has a foreclosure rate over 4% in 2008. Of the remaining 13, two had foreclosure rates between 2 and 3% and the remaining nine were less than 2%. The census tracts with the highest rates, as well as the highest numbers, were in Noblesville and Fishers, though certain areas of Carmel had a significant number of foreclosures as well. Community 2007 2008 Housing Units** % Arcadia 7 21 607 4.61% Atlanta 14 8 283 7.77% Carmel 120 174 14,107 2.08% Cicero 28 32 1,811 3.31% Fishers 188 267 15,241 2.99% Fortville* 14 16 NA NA Indianapolis* 45 53 NA NA McCordsville* 10 8 NA NA Noblesville 378 443 11,294 7.27% Sheridan 33 41 988 7.49% Westfield 106 108 3,606 5.93% Zionsville* 4 5 NA NA Total 947 1176 Table 2 shows the 2007 and 2008 foreclosures by community address. Noblesville, Atlanta and Sheridan have the highest percentage of foreclosed properties in Hamilton County. While Hamilton County can spend NSP funding in Noblesville; the communities of Atlanta, Sheridan and Arcadia will need to pursue state of Indiana NSP funding. Foreclosures in Hamilton County are widely dispersed across the southern half of Hamilton County roughly in the form of a triangle or half circle. With this broad dispersion across many neighborhoods and most communities it is imperative that the county provide access to NSP funds to communities most impacted by the foreclosure crisis. Noblesville has experienced 821 foreclosures or 7.25% of the total housing stock in the past two years. Carmel, Fishers and Westfield have experienced 294 units (2.08%), 455 units (2.99%) and 214 units (5.93%) respectively. This accounts for almost 1,800 units, or 83.5% of all foreclosures in Hamilton County in the past two years. Sheridan, Atlanta and Arcadia have also experienced significant foreclosure rates. Sheridan has experienced 74 foreclosures, or 7.49% of their total housing stock. Areas surrounding these communities in Adams and Jackson township have also experienced distress.

Distribution and and Uses of Funds:

The county will distribute NSP funds to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed with sub-prime mortgage loans, identified by the county as likely to face a significant rise in the rate of home foreclosures, and areas with high foreclosure rates based on data from the Hamilton County Sheriff's office. Accordingly, the county will meet the requirements set forth in section 2301(c)(2) of HERA when expending NSP funds. As reference, staff considered the following criteria in assessing areas of distress. They looked at census tracts that had an estimated foreclosure/abandonment risk score of at least 4, a HMDA hi-cost loan rate of at least 15%, an 18 month underlying problem foreclosure rate of at least 3% and a USPS vacancy rate of at least 3%. These criteria were selected and combined with data collected locally through the county and other sources. Noblesville (census tracts 110700,110600 and 110504) generally is the most distressed area using the indicators discussed above. The HUD data also indicates that Arcadia, Atlanta and Sheridan also exhibit distressed conditions. In addition, many areas in Fishers, Carmel, Westfield and Cicero exhibited significant distress factors. Attachment B shows the priority rating for each Census Tract/Block Group in Hamilton County. Areas that were considered low priority can be found in the communities of Carmel, Fishers and Noblesville and the townships of Clay, Delaware and Wayne. Most of the activities eligible under the NSP represent a subset of the eligible activities under the traditional CDBG program. Certain CDBG eligible activities correlate to specific NSP activities and vice versa. The County will ensure that 100% of the NSP funds will be used to benefit individuals and households with incomes below 120% of the area median income (AMI). In addition, at least 25% of the NSP funds will be used to benefit individuals and families earning less than 50% of the area median income.

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	\$2,343,868.00
Total CDBG Program Funds Budgeted	N/A	\$2,343,868.00
Program Funds Drawdown	\$362,785.09	\$412,562.71
Obligated CDBG DR Funds	(\$228,822.28)	\$645,341.34
Expended CDBG DR Funds	\$310,523.60	\$360,301.22
Match Contributed	\$959,004.13	\$959,004.13
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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	\$959,004.13
Limit on Public Services	\$351,580.20	\$0.00
Limit on Admin/Planning	\$234,386.80	\$1,607.37
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$585,967.00	\$676,465.00

Overall Progress Narrative:

The Hamilton County NSP is being used to provide down payment assistance to eligible families wishing to purchase foreclosed properties in high and mediam ranked target areas in Hamilton County. As of June 30, 2010 11 homes have closed expending \$304,928.22. six to seven more clients are expected to be served before the program closes at the end of July.

The NSP is also expending funds to purchase and rehab two foreclosed properties.

The first property is 304 South 8th Street in Noblesville, Indiana. This proerty has been purchased by Hamilton Area Neighborhood Development (HAND) with NSP funds and will be rehabbed into five units of rental housing affordable to households earning 50% of the area median income. This project will use all of the required 25% allocation of NSP funds to serve households earning 50% ami or less.

the second property is 347 South 8th Street, Noblesville, Indiana. HAND is using NSP funds to purchase and rehabilitate this building into four units of housing on the second floor and commercial space on the first floor that will be made available to organizations serving low and moderate income households in Hamilton County. The four units of rental housing will be affordable to households earning 50% or less of the area median income but will not count towards the county's 25% match requirement since ther is also commercial space in the project.

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 - 2, Aquisition	\$50,654.12	\$989,482.00	\$50,654.12
NSP - 3, Redevelopment	\$55,373.00	\$549,287.00	\$55,373.00
NSP - 4, Administration	\$1,607.37	\$234,386.00	\$1,607.37
NSP-1, Homeownership	\$255,150.60	\$570,000.00	\$304,928.22

Activities

Grantee Activity Number: 4

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP - 4

Projected Start Date:

06/10/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Noblesville Housing Authority

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$104,386.00
Total CDBG Program Funds Budgeted	N/A	\$104,386.00
Program Funds Drawdown	\$1,607.37	\$1,607.37
Obligated CDBG DR Funds	\$0.00	\$234,386.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Activity will provide for the administration of the Hamilton County NSP program.

Location Description:

320 Kings Lane Noblesville, IN 46060

Activity Progress Narrative:

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

Grantee Activity Number: NSP ACQ 1

Activity Title:

Activity Category:

Acquisition - general

Project Number:

NSP - 2

Projected Start Date:

02/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Aquisition

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Noblesville Housing Authority

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$651,189.00
Total CDBG Program Funds Budgeted	N/A	\$651,189.00
Program Funds Drawdown	\$50,654.12	\$50,654.12
Obligated CDBG DR Funds	(\$539,345.88)	\$50,654.12
Expended CDBG DR Funds	\$0.00	\$0.00
Noblesville Housing Authority	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Activity will provide funding for purchase and rehabilitation of foreclosed multi-family property into five units of housing to be made affordable to families earning 50% or less of the area median income.

Location Description:

304 South 8th Street
Noblesville, IN 46060

Activity Progress Narrative:

As reported in previous reports 304 South 8th Street, Noblesville, Indiana was purchased out of foreclosure to be rehabilitated into five units of affordable rental housing for households earning 50% or less a.m.i. The architecture and engineering services for this structure are currently out to bid with construction expected to be bid out by the end of August, 2010. The owner of the project is Hamilton County Area Neighborhood Development, Inc. a private not-for-profit developer.

Total estimated cost of the project is \$570,000. The NSP will be amended to transfer \$419,482 from this activity to NSP RED 1 to assist with funding for that activity. The amendment will take place in August.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0

# of Parcels acquired voluntarily	0	0/1
Total acquisition compensation to	0	0/989482

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	5/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/5	0/0	0/5	0
# of Persons benefitting	0	0	0	0/10	0/0	0/10	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	

Grantee Activity Number: NSP RED 1

Activity Title: Redevelopment

Activity Category:

Acquisition - general

Project Number:

NSP - 3

Projected Start Date:

02/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Noblesville Housing Authority

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,175,077.00
Total CDBG Program Funds Budgeted	N/A	\$1,175,077.00
Program Funds Drawdown	\$55,373.00	\$55,373.00
Obligated CDBG DR Funds	\$55,373.00	\$55,373.00
Expended CDBG DR Funds	\$55,373.00	\$55,373.00
Noblesville Housing Authority	\$55,373.00	\$55,373.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Activity will provide funding for redevelopment of foreclosed building to create four units of housing affordable to households earning 50% or less of area median income and create commercial space for use by non-profit organizations serving low income populations.

Location Description:

347 South 8th Street
Noblesville, IN 46060

Activity Progress Narrative:

As described in previous reports 347 south 8th Street, Noblesville, Indiana was purchased out of foreclosure to be rehabilitated into four units of affordable rental housing and also commercial space to house organizations serving low and moderate income households. The project is currently procuring architecture and engineering services. The construction is expected to be bid by the end of August, 2010. The owner of the project is Hamilton County Area Neighborhood Development, Inc. a private not-for-profit developer.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
# of buildings (non-residential)	0	0/1
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0

# of Parcels acquired voluntarily	0	0/1
Total acquisition compensation to	0	0/549287

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/4	0/0	0/4	0
# of Persons benefitting	0	0	0	0/8	0/0	0/8	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	

Grantee Activity Number: NSP-DPA 1

Activity Title: Downpayment Assistance

Activity Category:

Acquisition - general

Project Number:

NSP-1

Projected Start Date:

02/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homeownership

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

09/16/2010

Responsible Organization:

Noblesville Housing Authority

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$387,940.00
Total CDBG Program Funds Budgeted	N/A	\$387,940.00
Program Funds Drawdown	\$229,874.73	\$279,652.35
Obligated CDBG DR Funds	\$255,150.60	\$304,928.22
Expended CDBG DR Funds	\$229,874.73	\$279,652.35
Noblesville Housing Authority	\$229,874.73	\$279,652.35
Match Contributed	\$879,280.00	\$879,280.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Activity will allow up to 20 eligible households to receive up to \$30,000 in combined downpayment assistance and rehabilitation expenses to purchase and repair single-family foreclosed properties in eligible census tracts in Hamilton County, IN.

Location Description:

High and Medium priority census tracts in Hamilton County

Activity Progress Narrative:

The Hamilton County NSP is being used to provide down payment assistance to eligible families wishing to purchase foreclosed properties in high and medium ranked target areas in Hamilton County. As of June 30, 2010 11 homes have closed expending \$304,928.22. Four to five more clients are expected to be served before the program closes at the end of July.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	8	10/20
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/20
Total acquisition compensation to	0	0/500000

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	10/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	8	8	0/0	10/20	10/20	100.00
# of Persons benefitting	0	23	23	0/0	25/0	25/0	100.00

Activity Locations

Address	City	State	Zip
15250 Declaration Drive	Westfield	NA	46074
15472 Gallow Lane	Noblesville	NA	46060
16014 Timpani Way	Noblesville	NA	46060
495 South Harbor Drive	Noblesville	NA	46062
15230 Clear Street	Noblesville	NA	46060
17068 Bittner Way	Noblesville	NA	46062
11845 Buck Creek Circle	Noblesville	NA	46060
14350 Weeping Cherry	Fishers	NA	46038

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-DPA 2

Activity Title: NSP-DPA 2

Activity Category:

Acquisition - general

Project Number:

NSP-1

Projected Start Date:

01/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Homeownership

Projected End Date:

08/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Noblesville Housing Authority

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$25,276.00
Total CDBG Program Funds Budgeted	N/A	\$25,276.00
Program Funds Drawdown	\$25,275.87	\$25,275.87
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$25,275.87	\$25,275.87
Noblesville Housing Authority	\$25,275.87	\$25,275.87
Match Contributed	\$79,724.13	\$79,724.13
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Activity will assist one family earning 40% or less of the Area Median Income to purchase a foreclosed home in Hamilton County

Location Description:

Eligible Census Tracts in Hamilton County

Activity Progress Narrative:

The Hamilton County NSP-2 is being used to provide down payment assistance to eligible families earning 50% or less of the area median income wishing to purchase foreclosed properties in high and medium ranked target areas in Hamilton County. As of June 30, 2010, 1 home has closed expending \$25,275.87.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/1
Total acquisition compensation to	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	1	1/1	0/0	1/1	100.00
# of Persons benefitting	1	0	1	1/0	0/0	1/0	100.00

Activity Locations

Address	City	State	Zip
15471 Border Drive	Noblesville	NA	46062

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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