

Grantee: Hammond, IN

Grant: B-08-MN-18-0006

April 1, 2010 thru June 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

\$230,340.44

\$482,877.34

| | | |
|-------------------------|--------------|----------------|
| Obligated CDBG DR Funds | \$528,708.00 | \$1,252,363.35 |
| 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 |

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 | \$0.00 |
| Limit on Public Services | \$579,070.95 | \$0.00 |
| Limit on Admin/Planning | \$386,047.30 | \$128,752.88 |
| 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 | \$965,118.25 | \$2,174,425.65 |

Overall Progress Narrative:

Through 6/30/10, the City of Hammond has made significant progress in implementing its Neighborhood Stabilization Program. To date over 50 single family properties have been identified with 34 of the properties in various stages of the acquisition process. Staff will continue to identify prospective properties to include on a Prospective Property Report. The intent is to maintain a Prospective Property list with a number of properties in excess of what is necessary to meet the Funding Budget in order to insure that there are a sufficient number of properties : a) with acquisition, delivery, and rehab expenses to meet the Obligation deadline, b) with acquisition, delivery, and rehab expenses to meet the 25% (LI) Allocation and Obligation deadline, c) to readily replace those removed from the Prospect List, and d) to readily replace those completed and sold to qualified buyers. Listed are the properties in various stages of process. In addition to the properties listed are 10 properties that have been identified and are awaiting notification of offers.

1. 3815 165th St 25% Acquired
2. 6928 Magoun Ave 25% Acquired
3. 7221 Missouri Ave 25% Acquired
4. 1748 Davis Ave 75% Acquired
5. 6750 Forestdale Ave 25% Acquired
6. 1242 177th Pl 25% Acquired
7. 7505 Magnolia Ave 25% Acquired
8. 6334 Tennessee Ave 25% Acquired
9. 6146 Ray Ave 25% Acquired
10. 4135 Towle Ave 25% Acquired
11. 1015 May St 25% Signed PA
12. 933 170th St 25% Signed PA
13. 6513 Idaho Ave 75% Signed PA

| | | |
|-----------------------|-----|-----------------|
| 14. 6411 Forest Ave | 75% | Signed PA |
| 15. 6918 Jackson Ave | 25% | Signed PA |
| 16. 3918 Henry Ave | 25% | Signed PA |
| 17. 7339 Howard Ave | 25% | Signed PA |
| 18. 1636 174th St | 25% | Awaiting PA |
| 19. 1115 Eaton S | 25% | Awaiting PA |
| 20. 6351 Monroe Av | 25% | Awaiting PA |
| | | |
| 21. 4930 Ash Ave | 25% | Awaiting PA |
| 22. 1009 Carroll St | 25% | Awaiting PA |
| 23. 935 175th St | 25% | Awaiting PA |
| 24. 1014 Morris St | 25% | Awaiting PA |
| 25. 1321 Indiana St | 25% | Awaiting PA |
| 26. 5624 Beall Ave | 25% | Awaiting PA |
| 27. 937 174th Pl | 25% | Awaiting PA |
| 28. 6324 Nebraska Ave | 75% | Awaiting PA |
| 29. 2026 Atchison Ave | 25% | Offer Submitted |
| 30. 1107 Morris St | 25% | Offer Submitted |
| 31. 1114 169th St | 25% | Offer Submitted |
| 32. 424 Mulberry St | 25% | Offer Submitted |
| 33. 5820 Erie Ave | 25% | Offer Submitted |
| 34. 3711 176th St | 75% | Offer Submitted |

A RFQ for General Contractors to perform Rehab services on the NSP Properties was published on 4/22/10. 13 General Contractors responded to the RFQ and were invited to participate in a Pre-Bid Conference on 6/24/10. Agenda topics discussed at the conference were NSP Requirements, Policies, and Procedures, availability of Low Interest Working Capital Lines of Credit by the Hammond Development Corporation, pay out procedures, Section 3, LBP procedures, Scope of Work examples, and the existing prospective list of properties.

A formal bid process for the rehab of the initial 10 properties purchased is anticipated prior to July 31, 2010, with rehabilitation to begin by August 15, 2010. All projects are expected to be completed with 60 days of being initiated. Staff has been diligent in identifying properties that could be classified as those in the 25% Allocation, primarily due to the nature of the Hammond housing market. 5 of the 34 properties (12%) have been identified as part of the 75% Allocation; 29 of the 34 properties (88%) have been identified as part of the 25% Allocation. 26 properties have an agreed on acquisition price; 18 of those have an agreed price of less than \$35,000.

Staff has also made a concerted effort to provide that the completed projects will be both quality and affordable. Scope of Work Reports for rehab are written to minimize future capital expenses for the home buyers and maximize the life cycle of the improvements. Fixtures and appliances to be installed are recommended to be "Energy Star" rated. All work being completed will include bringing the property to Hammond Codes and Ordinances, using the Residential Rehab Standards for the State of Ohio (as recommended by the HUD TA) as a basis.

The City of Hammond NSP staff has continued its marketing efforts at various events. The Hammond NSP was presented to audience of approximately 200 at The City of Hammond's Annual Realtors Breakfast. Local print media has published a minimum of 3 stories and reports regarding Hammond's NSP. In addition there was a TV interview with the NSP Manager on a local station's nightly news. All reports and interviews resulted in expanding the public's knowledge of the program, resulting in a number of inquiries in regard to purchasing NSP properties.

By 7/31/10, staff expects to have 45 properties in various stages of the Property Prospect Pipeline, more than sufficient to meet the NSP Obligation Funding Amount. Amounts for property Purchase Agreements and Contracts to Rehab properties should be sufficient to meet the City of Hammond's Funding Obligations by 8/31/10. All Obligations will be supported with signed agreements stating contingencies for Environmental Review and other matters of due diligence as performed by the City of Hammond.

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 | \$300,000.00 | \$0.00 |
| NSP-2, ACQUISITION-REHABILITATION OF FORECLOSED | \$184,520.53 | \$1,499,999.52 | \$214,128.11 |
| NSP-3, Land Banking | \$0.00 | \$150,000.00 | \$0.00 |
| NSP-4, DEMOLITION OF BLIGHTED STRUCTURES | \$0.00 | \$80,000.00 | \$0.00 |
| NSP-5, ACQUISITION-REHABILITATION OF FORECLOSED, | \$40,882.16 | \$1,444,426.13 | \$139,996.35 |
| NSP-6, ADMINISTRATION OF THE NSP PROGRAM | \$4,937.75 | \$386,047.35 | \$128,752.88 |

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

Apr 1 thru Jun 30, 2010

To Date

| | | |
|--|--------|--------|
| Total Projected Budget from All Sources | N/A | \$0.00 |
| Total CDBG Program Funds Budgeted | N/A | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| City of Hammond | \$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:

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:

NSP 1.1 - Home ownership assistance to Low and Moderate Income Households
With the adoption of an Affordability Assistance Program, this Activity may no longer be viable. The City is contemplating the reallocation of these funds to Acquisition/Rehabilitation. This reallocation of funds will be accomplished in the form of an Amendment to the NSP Substantial Amendment prior to the Obligation deadline. Staff is utilizing recommendations and advice from HUD provided Technical Assistance.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|-----------------------|--------------------|-----|-------|------------------------------------|-----|----------------|---|
| | Low | Mod | Total | Low | Mod | Total Low/Mod% | |
| # of Total 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 | |

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

| Overall | Apr 1 thru Jun 30, 2010 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,300,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$1,300,000.00 |
| Program Funds Drawdown | \$184,520.53 | \$214,128.11 |
| Obligated CDBG DR Funds | \$261,335.00 | \$464,807.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| City of Hammond | \$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:

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:

NSP 2.1 –LMMI Acquisition/Rehabilitation
1748 Davis Avenue is the only property acquired thus far specifically for this Activity. 7221 Missouri was previously identified as a prospect for the Activity, but due to the Purchase Price and Proposed Scope of Work totaling \$77,591 it was reallocated to the 5.1 Activity (LI Acquisition/Rehabilitation). 6513 Idaho is scheduled to close no later than 7/30/10, 30 days after the submission of the SHPO 106 Letter and completion of the Environmental Review. 6324 Nebraska has an offer accepted by the Seller through NCST, but no Purchase Contract has been obtained to date. 6411 Forest has an offer accepted by the Seller through NCST, with a Purchase Agreement forwarded to the Seller. Upon receipt of the signed Purchase Agreement, additional due diligence will be initiated by staff, with a closing expected to take place by August 31, 2010. Scope of Work Reports have been completed for each of the prospective properties and will be let for bid upon receipt of a signed Purchase Agreement. Both the Acquisition Agreement and Rehab Contract will contain language relating to acceptances contingent upon receipt of due diligence reports by the City of Hammond allowing for the purchase and rehab of the properties. 3711 176th Street and 6324 Nebraska both have had offers submitted to the Sellers through NCST. The offer for 6324 Nebraska was accepted and staff is awaiting a Purchase Agreement. An offer to purchase 3711 176th Strret has been made to the Seller through NCST with no response to date. Sheriff Sale Foreclosures on residences in the City of Hammond continue to be static, numbering in excess of 60 houses per month.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|-----------------|--------------------|------------------------------------|
| | Total | Total |
| # of Properties | 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 Total Households | 0 | 0 | 0 | 0/0 | 0/12 | 0/12 | 0 |

Activity Locations

| Address | City | State | Zip |
|----------------------|---------|-------|-------|
| 1748 Davis Avenue | Whiting | NA | 46394 |
| 6411 Forest Avenue | Hammond | NA | 46324 |
| 6324 Nebraska Avenue | Hammond | NA | 46323 |
| 3711 176th Street | Hammond | NA | 46323 |
| 6513 Idaho Avenue | Hammond | NA | 46323 |

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 - 3.1 |
| Activity Title: | Land Banking |

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

NSP-3

Project Title:

Land Banking

Projected Start Date:

04/01/2009

Projected End Date:

03/31/2014

Benefit Type:

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Hammond

| Overall | Apr 1 thru Jun 30, 2010 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$0.00 |
| Total CDBG Program Funds Budgeted | N/A | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| City of Hammond | \$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:

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:

NSP 3.1 - Land Banking

There have been no Land Banking Activities to date. In the event the City of Hammond chooses not to utilize this Activity, it will reallocate the funds to Acquisition/Rehabilitation. The City of Hammond will utilize HUD-provided Technical Assistance in the preparation of the Amendment to the Substantial Amendment to perform this task.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|---------------------------|---------------------------|---|
| | Total | Total |
| # of Properties | 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

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 | Apr 1 thru Jun 30, 2010 | To Date |
|--|-------------------------|---------|
| Total Projected Budget from All Sources | N/A | \$0.00 |
| Total CDBG Program Funds Budgeted | N/A | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| City of Hammond | \$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:

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:

NSP 4.1 Clearance and Demolition
 The City of Hammond continues to be proactive in its identification and remediation of blighted and unsafe properties. The process is performed by the staff of the City's Code Enforcement and Building Departments, acting through the City's Department of Public Works and Safety. Funds for this process, including demolition, are obtained through City General Revenues and contributions from the Mayor's Discretionary Fund. This NSP activity may be amended in the future to address this point.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|------------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Properties | 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

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

Apr 1 thru Jun 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 | \$40,882.16 | \$139,996.35 |
| Obligated CDBG DR Funds | \$267,373.00 | \$401,509.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| City of Hammond | \$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:

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:

NSP 5.1 – Acquisition/Redevelopment, LI, 25% Allocation

Staff continues to identify, with the intent to acquire, properties that may be purchased and rehabilitated at costs that would benefit those households that do not exceed 50% of the Area Median Income. Total costs are to include delivery, acquisition, and rehabilitation. The primary cost reviewed is that of acquisition, and secondarily that of rehabilitation. Attempts are made not to reduce the quality and scope of work on these properties; the emphasis is to acquire these properties at the lowest, most reasonable price. Due to the housing market in Hammond, it is expected that a number of these properties may be sold to Households with incomes equal to or greater than 50% AMI. It is for this reason staff has identified as many of the low acquisition cost properties as it has. If properties are sold to those other than qualified VLI households, they will be reallocated to the LMMI 75% Allocation. Staff fully intends to expend, at an absolute minimum, the allocation of 25% of NSP funds to the VLI.

To enhance the prospects of selling NSP properties, the City has adopted an Affordability Assistance Program in which qualified purchasers of NSP properties will be awarded up to 20% of the purchase price for Affordability Assistance. This will assist the Low Income borrower to reduce the debt to income ratios by eliminating Private Mortgage or FHA Mortgage

Insurance premiums. It will also allow the buyer to substantially reduce the monthly principal and interest payments for the mortgage loan. Local lenders have expressed an interest in participating in the mortgage originations due to the lower LTV and the City's securing the assistance with a "soft second mortgage" requiring no monthly payments and a forgivable note tied to the affordability period. A program such as this reduces the mortgage lenders risk with a lower Loan to Value, lower Debt to Income Ratios, as well as an opportunity to obtain CRA credit for making the mortgage loan. Staff has continued to communicate with local lenders and realtors promoting involvement with this program. Realtors, as well, are very receptive to this Affordability Assistance Program.

Through 6/3/10, The City of Hammond has acquired 9 properties identified as prospects to the 25% VLI Allocation. The City has also obtained 5 signed Purchase Agreements for properties identified as prospects to the 25% VLI Allocation. In addition the City has accepted offers and is awaiting Purchase Agreements on 10 properties identified as prospects to the 25% VLI Allocation. It should be noted that the current allocation of NSP Funds for the 25% would be sufficient to purchase and rehabilitate 10 – 12 properties.

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 Total Households | 0 | 0 | 0 | 0/21 | 0/0 | 0/21 | 0 |

Activity Locations

| Address | City | State | Zip |
|------------------------|---------|-------|-------|
| 1014 Morris Street | Hammond | NA | 46320 |
| 7339 Howard Avenue | Hammond | NA | 46324 |
| 1009 Carroll Street | Hammond | NA | 46320 |
| 5624 Beall Avenue | Hammond | NA | 46320 |
| 4135 Towle Avenue | Hammond | NA | 46320 |
| 424 Mulberry Street | Hammond | NA | 46324 |
| 3815 165th Street | Hammond | NA | 46323 |
| 6351 Monroe Avenue | Hammond | NA | 46324 |
| 1636 174th Street | Hammond | NA | 46324 |
| 6750 Forestdale Avenue | Hammond | NA | 46323 |
| 6146 Ray Avenue | Hammond | NA | 46320 |
| 3918 Henry Avenue | Hammond | NA | 46327 |
| 4930 Ash Avenue | Hammond | NA | 46324 |
| 935 175th Street | Hammond | NA | 46324 |
| 5820 Erie Avenue | Hammond | NA | 46320 |
| 1321 Indiana Street | Hammond | NA | 46320 |
| 1242 177th Place | Hammond | NA | 46324 |
| 7221 Missouri Avenue | Hammond | NA | 46323 |
| 937 174th Place | Hammond | NA | 46324 |
| 6334 Tennessee Avenue | Hammond | NA | 46324 |

| | | | |
|----------------------|---------|----|-------|
| 1114 169th Street | Hammond | NA | 46324 |
| 2026 Atchison Avenue | Whiting | NA | 46394 |
| 1107 Morris Street | Hammond | NA | 46320 |
| 7505 Magnolia Avenue | Hammond | NA | 46324 |
| 1115 Eaton Street | Hammond | NA | 46320 |
| 933 170th Street | Hammond | NA | 46324 |
| 6928 Magoun Avenue | Hammond | NA | 46324 |
| 6918 Jackson Avenue | Hammond | NA | 46324 |
| 1015 May Street | Hammond | NA | 46320 |

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

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

| Overall | Apr 1 thru Jun 30, 2010 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$386,047.35 |
| Total CDBG Program Funds Budgeted | N/A | \$386,047.35 |
| Program Funds Drawdown | \$4,937.75 | \$128,752.88 |
| Obligated CDBG DR Funds | \$0.00 | \$386,047.35 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| City of Hammond | \$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:

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:

NSP 6.1 Administration

The City of Hammond has fully obligated the allocation of funds to Administration. It continues to expend funds for the purpose of salaries and benefits for NSP Staff, based on time sheets completed by same. Other expenses related to administration are those for services performed by consultants contracted by the City for NSP specifically and supported by invoices for those service performed as dictated by the contract.

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
