

Grantee: Hammond, IN

Grant: B-08-MN-18-0006

January 1, 2020 thru March 31, 2020 Performance Report

Grant Number: B-08-MN-18-0006	Obligation Date: 04/01/2013	Award Date:
Grantee Name: Hammond, IN	Contract End Date: 04/01/2013	Review by HUD: Reviewed and Approved
Grant Award Amount: \$3,860,473.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$3,860,473.00	Estimated PI/RL Funds: \$4,496,420.00	
Total Budget: \$8,356,893.00		

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	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$8,331,776.11
Total Budget	\$0.00	\$8,331,776.11
Total Obligated	\$0.00	\$7,760,769.46
Total Funds Drawdown	\$0.00	\$7,629,555.78
Program Funds Drawdown	\$0.00	\$3,860,473.00



Program Income Drawdown	\$0.00	\$3,769,082.78
Program Income Received	\$0.00	\$3,769,082.78
Total Funds Expended	\$0.00	\$7,633,971.95
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
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 Admin	\$0.00	\$444,437.23
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$2,089,223.25	\$5,153,183.35

Overall Progress Narrative:

To date of the 45 acquired properties: all 45 have Abatement completed and all have achieved an Environmental Clearance. Of those 45 properties, 43 have Rehab completed with appropriate Environmental Clearances obtained, had been listed for sale, sold, with 43 being closed. Two properties have been demolished and attempts will be made to transfer those properties to adjacent property owners.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-1, Financing Mechanisms for Purchase and	\$0.00	\$0.00	\$0.00
NSP-2, ACQUISITION-REHABILITATION OF FORECLOSED	\$0.00	\$2,602,941.85	\$1,299,141.65
NSP-3, Land Banking	\$0.00	\$0.00	\$0.00
NSP-4, DEMOLITION OF BLIGHTED STRUCTURES	\$0.00	\$0.00	\$0.00
NSP-5, ACQUISITION-REHABILITATION OF FORECLOSED,	\$0.00	\$4,853,871.31	\$2,184,706.28
NSP-6, ADMINISTRATION OF THE NSP PROGRAM	\$0.00	\$451,864.92	\$376,625.07



Activities

Project # / NSP-1 / Financing Mechanisms for Purchase and

Grantee Activity Number: NSP - 1.1
Activity Title: FINANCING MECHANISMS

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP-1

Projected Start Date:

04/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms for Purchase and

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Hammond

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Hammond1	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

The City of Hammond is preparing for closeout.



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 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	

Project # / NSP-2 / ACQUISITION-REHABILITATION OF FORECLOSED

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

	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$2,602,941.85
Total Budget	\$0.00	\$2,602,941.85
Total Obligated	\$0.00	\$2,031,935.20
Total Funds Drawdown	\$0.00	\$2,031,935.20
Program Funds Drawdown	\$0.00	\$1,299,141.65
Program Income Drawdown	\$0.00	\$732,793.55
Program Income Received	\$0.00	\$1,575,433.34



Total Funds Expended	\$0.00	\$2,031,935.20
City of Hammond1	\$0.00	\$2,031,935.20
Most Impacted and Distressed Expended	\$0.00	\$0.00
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:

- 1) 7505 Magnolia Avenue, completed/listed/sold for \$113,500 to aLMMH75%Household, closed 4/13/11
- 2) 6928 Magoun Avenue, completed/listed/sold for \$90,000, to aLMMH75%Household, closed 4/28/11
- 3) 3918 Henry Avenue, completed/listed/sold for \$84,000, to aLMMH75%Household, closed 7/25/11
- 4) 6918 Jackson Avenue, completed/listed/sold for \$95,000, to aLMMH75%Household, closed 8/4/11
- 5) 6229 Rev. Burns Drive, completed/listed/sold for \$114,000, to aLMMH75%Household, closed 9/19/11
- 6) 6513 Idaho Avenue, completed/listed/sold for \$119,000, to aLMMH75%Household, closed 11/7/11
- 7) 935 175th Street, completed/listed/sold for \$104,000, to aLIH25%Household, closed 10/31/11
- 8) 7338 Magoun Avenue, completed/listed/sold, for \$132,000 to aLIH25%Household, closed 2/3/13
- 9) 7228 Wicker Avenue, completed/listed/sold for \$125,000, to aLMMH 75%Household, closed 9/24/12
- 10) 6411 Forest Avenue, completed/listed/sold for \$115,000, to aLMMH75%Household, closed 12/20/12
- 11) 1621 173rd Place, completed/listed/sold for \$133,500, to aLMMH75%Household, closed 12/23/11
- 12) 6324 Nebraska Avenue, completed/listed/sold for \$81,100, to aLIH25%Household, closed on 1/27/12
- 13) 4019 Johnson Avenue, completed/listed/sold for \$102,500, to aLMMH75%Household, closed 12/23/11
- 14) 7218 Monroe Avenue, completed/listed/sold for \$109,000, to aLMMH75%Household, closed 4/13/11
- 15) 937 174th Place, completed/listed/sold for \$99,500, to aLIH25%Household, closed 6/4/12
- 16) 7004 Magoun Avenue, completed/listed/sold for \$123,500, to aLMMH 75%Household, closed on 2/5/13
- 17) 1748 Davis Avenue, completed/listed/sold for \$134,000, to aLMMH 75%Household, closed 12/16/13
- 18) 842 176th Street, completed/listed/sold for \$105,500, to aLIH25%Household closed on 12/10/13
- 19) 912 Mulberry Street, completed/listed/sold for \$108,000, to aLMMH 75%Household on 5/19/14

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	33/12
#Additional Attic/Roof	0	18/12
#High efficiency heating plants	0	18/12
#Efficient AC added/replaced	0	18/12
#Replaced thermostats	0	18/12
#Replaced hot water heaters	0	18/12
#Refrigerators replaced	0	18/12
#Clothes washers replaced	0	18/12
#Sites re-used	0	18/12
#Units deconstructed	0	4/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	18/12
# of Singlefamily Units	0	18/12

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	18/12	18/12	100.00
# Owner Households	0	0	0	0/0	18/12	18/12	100.00



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / NSP-4 / DEMOLITION OF BLIGHTED STRUCTURES

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	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Hammond1	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected 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	

Project # / NSP-5 / ACQUISITION-REHABILITATION OF FORECLOSED,

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	Jan 1 thru Mar 31, 2020	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	\$0.00	\$5,153,183.35
Program Funds Drawdown	\$0.00	\$2,184,706.28
Program Income Drawdown	\$0.00	\$2,968,477.07
Program Income Received	\$0.00	\$2,193,649.44
Total Funds Expended	\$0.00	\$5,157,599.52
City of Hammond1	\$0.00	\$5,157,599.52
Most Impacted and Distressed Expended	\$0.00	\$0.00
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:

NSP1 Program Income and the use of HOME Funds allocated toward the completion of the remaining NSP1 properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	35/21
#Additional Attic/Roof	0	21/21
#High efficiency heating plants	0	23/21
#Efficient AC added/replaced	0	24/21
#Replaced thermostats	0	25/21
#Replaced hot water heaters	0	24/21
#Refrigerators replaced	0	24/21
#Clothes washers replaced	0	24/21
#Sites re-used	0	24/21
#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	0	23/21
# of Singlefamily Units	0	23/21



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	17/21	4/0	21/21	100.00
# Owner Households	0	0	0	17/21	4/0	21/21	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / NSP-6 / ADMINISTRATION OF THE NSP PROGRAM

Grantee Activity Number:	NSP - 6.1
Activity Title:	Administration

Activity Category:

Administration

Project Number:

NSP-6

Projected Start Date:

04/01/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION OF THE NSP PROGRAM

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Hammond

Overall

	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$451,864.92
Total Budget	\$0.00	\$451,864.92
Total Obligated	\$0.00	\$451,864.92
Total Funds Drawdown	\$0.00	\$444,437.23
Program Funds Drawdown	\$0.00	\$376,625.07
Program Income Drawdown	\$0.00	\$67,812.16
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$444,437.23



City of Hammond1	\$0.00	\$444,437.23
Most Impacted and Distressed Expended	\$0.00	\$0.00
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:

Staff is preparing for closeout.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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	

