

Grantee: Hammond, IN

Grant: B-08-MN-18-0006

October 1, 2020 thru December 31, 2020 Performance Report

Grant Number: B-08-MN-18-0006	Obligation Date:	Award Date:
Grantee Name: Hammond, IN	Contract End Date: 04/01/2013	Review by HUD: Reviewed and Approved
Grant Award Amount: \$3,860,473.00	Grant Status: Active	QPR Contact: Owana Miller
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	\$0.00	\$8,331,776.11
Total Budget	\$0.00	\$8,331,776.11
Total Obligated	\$0.00	\$7,760,769.46
Total Funds Drawdown	\$4,416.17	\$7,633,971.95
Program Funds Drawdown	\$0.00	\$3,860,473.00



Program Income Drawdown	\$4,416.17	\$3,773,498.95
Program Income Received	\$5,045.00	\$3,774,127.78
Total Funds Expended	\$0.00	\$7,633,971.95
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Hammond1	\$ 0.00	\$ 7,633,971.95

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$835,605,731.07	\$.00	\$.00
Limit on Public Services	\$579,070.95	\$.00	\$.00
Limit on Admin/Planning	\$386,047.30	\$451,864.92	\$444,437.23
Limit on Admin	\$.00	\$451,864.92	\$444,437.23
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$2,089,223.25		\$5,157,599.52

Overall Progress Narrative:

The program has had a great impact in the City of Hammond. Hammond was able to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. There has been no activity, therefore, Hammond is ready to close out NSP1.

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	\$517,682.49	\$376,625.07

Activities

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



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

Activity Type:
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	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$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

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:

There were 43 houses that were sold and 2 demolished. The City of Hammond is ready to close out.

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	

Activity Supporting Documents: None

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

Grantee Activity Number:	NSP - 2.1
Activity Title:	ACQUISITION-REHABILITATION

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP-2

Projected Start Date:
04/01/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
ACQUISITION-REHABILITATION OF FORECLOSED

Projected End Date:
03/31/2014

Completed Activity Actual End Date:

Responsible Organization:
City of Hammond1

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$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

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:

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	

Activity Supporting Documents: None

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



Grantee Activity Number:	NSP - 5.1
Activity Title:	Acquisition/Rehab of Foreclosed Properties

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP-5

Projected Start Date:
04/01/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Under Way

Project Title:
ACQUISITION-REHABILITATION OF FORECLOSED,

Projected End Date:
03/31/2014

Completed Activity Actual End Date:

Responsible Organization:
City of Hammond1

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$5,276,969.34
Total Budget	\$0.00	\$5,276,969.34
Total Obligated	\$0.00	\$5,276,969.34
Total Funds Drawdown	\$4,416.17	\$5,157,599.52
Program Funds Drawdown	\$0.00	\$2,184,706.28
Program Income Drawdown	\$4,416.17	\$2,972,893.24
Program Income Received	\$5,045.00	\$2,198,694.44
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

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:

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.



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	

Activity Supporting Documents: None

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

Grantee Activity Number:	NSP - 6.1
Activity Title:	Administration

Activity Type:

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	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$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

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 working to review files for NSP1 and is ready 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

Activity Supporting Documents: None
