

Grantee: Lake County, IN

Grant: B-08-UN-18-0002

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-UN-18-0002

Obligation Date:**Grantee Name:**

Lake County, IN

Award Date:**Grant Amount:**

\$5,738,024.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

The housing crisis in Northwest Indiana hit hardest in 5 of our 16 Entitlement Communities. As part of preparing to submit the Application, Lake County consulted a number of sources of information concerning housing, property foreclosures, sub prime loans, & prime loans & properties at risk of foreclosure. These sources included Lake County's Sheriff's sales from March 2007 thru November 2008, the HUD data provided for NSP, Foreclosure.com & Realty.com. The foreclosure data broke down the Lake County communities into 3 distinct groups of high, medium, & low rates of foreclosures. The communities of Merrillville, Crown Point, Hobart & Lake Station are all in the "high" rate category. These are communities which have experienced over 100 properties in Sheriff's sales since March 2007. The one exception is Highland - it showed up as "high"(over 300 units) in the HUD data, but only in the "medium" range in the Sheriff's sale data. Due to these communities "high" ratings of foreclosure, they are considered the areas of "greatest need". Lake County will target its NSP activities to the Towns of Merrillville & Highland, and to the Cities of Crown Point, Lake Station & Hobart during the initial 18 month execution period of the Program. As new foreclosure information becomes available, we will move into the "medium" category communities (over 50 properties at Sheriff's sale). This would include Griffith, Lowell, Schererville and Whiting.

Recovery Needs:

Urban Lake County will use NSP funds to undertake the following eligible activities to begin recovery from the housing crisis in the targeted communities of Merrillville, Hobart, Highland, Lake Station, and Crown Point.

- 1)Acquisition/Rehab/ Resale - foreclosed units will be acquired, rehabilitated and sold to income eligible families.
- 2)Acquisition/ Demolition/Redevelopment of units that would cost more to rehabilitate than the purchase price.
- 3) Provide financing for development of new rental housing for developmentally handicapped persons on vacant or foreclosed land.
- 4) Demolition of blighted structures in targeted areas.

Overall**This Report Period****To Date**

Total Projected Budget from All Sources	N/A	\$5,738,024.00
Total CDBG Program Funds Budgeted	N/A	\$5,738,024.00
Program Funds Drawdown	\$51,757.16	\$74,332.92
Obligated CDBG DR Funds	\$45,000.00	\$75,000.00
Expended CDBG DR Funds	\$338,669.12	\$361,244.88
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
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$860,703.60	\$0.00
Limit on Admin/Planning	\$573,802.40	\$74,331.92
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

In the 2nd quarter of the program, our Agency has been able to begin acquisition of properties for our program, with a greater degree of success toward the end of the quarter. We have made efforts to reach out to Fannie Mae and Bank of America to utilize their "First Look" program for properties held in their inventory. We have also participated in a joint meeting with the City of Hammond and the National Community Stabilization Trust to see if we might be able to work within the Trust's plan for property acquisition.

We have completed the process of rehabilitation contractor selection, and are still planning the selection of real estate brokers to represent our properties for sale. We have not selected the method for housing counseling of our potential buyers at this time, because the number of HUD-qualified counseling agencies that have capacity is not clear. We may choose to request a waiver from HUD due to the lack of capacity in the non-profit counseling agencies in Lake County, Indiana.

Overall, we believe that our program is on track chronologically, and that once we get our contracted partners coordinating amongst each other, the work flow will smoothe out over the 3rd quarter, and NSP funds will begin to draw down more rapidly.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
NSP-1, Acquisition /Rehabilitation /Resale	\$0.00	\$0.00	\$3,379,716.00	\$0.00
NSP-2, Acquisition/Demolition/Redevelopment	\$0.00	\$0.00	\$250,000.00	\$0.00
NSP-3, Financing Mechanism	\$0.00	\$0.00	\$1,434,506.00	\$0.00
NSP-4, Demolition	\$0.00	\$0.00	\$100,000.00	\$0.00
NSP-5, Administration	\$0.00	\$51,757.16	\$573,802.00	\$74,332.92

Activities

Grantee Activity Number:	NSP-1
Activity Title:	Acquisition/Rehabilitation/Resale

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

NSP-1

Project Title:

Acquisition /Rehabilitation /Resale

Projected Start Date:

03/19/2009

Projected End Date:

08/31/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Lake County

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$3,379,716.00
Total CDBG Program Funds Budgeted	N/A	\$3,379,716.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$286,912.96	\$286,912.96
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase and rehab homes and sell to individuals whose incomes do not exceed 120% of median.

Location Description:

Towns of Merrillville and Highland, and Cities of Crown Point, Hobart and Lake Station.

Activity Progress Narrative:

Lake County has proceeded with the acquisition portion of our Grant. Over the last few months, several staff members and our appraiser, have tediously located and inspected over 130 homes. Of these 130 houses we bid on approximately 12 and were successful in acquiring 4 with the anticipation of at least 3 more within the next few weeks. Three of the above mentioned acquisitions are located in the City of Hobart, even though our search has encompassed all of our targeted area. All of these houses will need major rehabilitation. Our Department has hired a Construction Manager who will proceed to perform a full inspection and provide us with a review of the necessary work to bring these houses to code. However, of the 130 houses we reviewed these were among the best. We are continuing to learn by this process and anticipate acquiring more houses in the next quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	4/30

Activity Locations

Address	City	State	Zip
4910 E 75th Place	Merrillville	NA	46410
1310 W Old Ridge Road	Hobart	NA	46342

1224 Lincoln	Hobart	NA	46342
2620 Walnut Lane	Hobart	NA	46342

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
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP-5

Project Title:

Administration

Projected Start Date:

03/19/2009

Projected End Date:

08/31/2010

National Objective:

N/A

Responsible Organization:

Lake County

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$573,802.00
Total CDBG Program Funds Budgeted	N/A	\$573,802.00
Program Funds Drawdown	\$51,757.16	\$74,332.92
Obligated CDBG DR Funds	\$45,000.00	\$75,000.00
Expended CDBG DR Funds	\$51,756.16	\$74,331.92
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Payment of charges for planning and reasonable administration cost for the NSP Grant. These cost will include but not be limited to staff hours, oversight cost of program, consultant fees, legal fees, equipment and office supplies etc.... related to running the program.

Location Description:

N/A

Activity Progress Narrative:

The County continues to proceed with day to day administrative functions to support the NSP Program as described in our Action Plan. Staff has attended additional NSP trainings. Staff has began inspecting properties for purchase. This procedure encompasses all of our targeted areas. Currently, we are moving forward with the properties already purchased.

Performance Measures

No 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
