

Grantee: Lake County, IN

Grant: B-08-UN-18-0002

April 1, 2019 thru June 30, 2019 Performance Report

Grant Number: B-08-UN-18-0002	Obligation Date:	Award Date:
Grantee Name: Lake County, IN	Contract End Date: 03/19/2013	Review by HUD: Reviewed and Approved
Grant Award Amount: \$5,738,024.00	Grant Status: Active	QPR Contact: Milan Grozdanich
LOCCS Authorized Amount: \$5,738,024.00	Estimated PI/RL Funds: \$3,221,185.41	
Total Budget: \$8,959,209.41		

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

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.

Distribution and and Uses of Funds:

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.

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	\$8,958,592.92



Total Budget	\$121,185.41	\$8,958,592.92
Total Obligated	\$121,185.41	\$8,958,592.92
Total Funds Drawdown	\$82,152.34	\$8,871,419.46
Program Funds Drawdown	\$37,711.94	\$5,650,234.05
Program Income Drawdown	\$44,440.40	\$3,221,185.41
Program Income Received	\$0.00	\$3,221,185.41
Total Funds Expended	\$239,308.26	\$8,871,419.46
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	\$0.00
Limit on Public Services	\$860,703.60	\$0.00
Limit on Admin/Planning	\$573,802.40	\$514,455.66
Limit on Admin	\$0.00	\$514,455.66
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$2,239,802.35	\$2,908,724.89



Overall Progress Narrative:

Our outside Contractor continues to work on the two (2) remaining properties. The properties are about 80% rehabbed. Once completed both house will be put up for sale to a low/mod families.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-1, Acquisition /Rehabilitation /Resale	\$35,711.94	\$5,143,395.56	\$3,172,587.03
NSP-2, Acquisition/Demolition/Redevelopment	\$0.00	\$280,549.39	\$280,309.39
NSP-3, Financing Mechanism	\$0.00	\$2,899,801.78	\$1,828,776.24
NSP-4, Demolition	\$0.00	\$100,000.00	\$99,945.00
NSP-5, Administration	\$2,000.00	\$525,923.08	\$268,616.39



Activities

Project # / NSP-1 / Acquisition /Rehabilitation /Resale

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

Activity Category:

Acquisition - general

Project Number:

NSP-1

Projected Start Date:

03/19/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition /Rehabilitation /Resale

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

Lake County

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$5,143,395.56
Total Budget	\$121,185.41	\$5,143,395.56
Total Obligated	\$121,185.41	\$5,143,395.56
Total Funds Drawdown	\$80,104.00	\$5,067,689.52
Program Funds Drawdown	\$35,711.94	\$3,172,587.03
Program Income Drawdown	\$44,392.06	\$1,895,102.49
Program Income Received	\$0.00	\$3,160,433.17
Total Funds Expended	\$80,104.00	\$5,067,689.52
Lake County	\$80,104.00	\$5,067,689.52
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

Amount drawn is for the rehab of the two (2) properties still available for sale after their completion.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		25/25	
# 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	0		25/0	
Total acquisition compensation	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		25/25	
# of Singlefamily Units	0		25/25	

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 Households	0	0	0	3/0	21/0	24/25	100.00
# Owner Households	0	0	0	3/0	21/0	24/25	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-3 / Financing Mechanism

Grantee Activity Number: NSP-3B
Activity Title: 7079 BROADWAY, MERRILLVILLE

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NSP-3
Projected Start Date:
 03/19/2009
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LH - 25% Set-Aside

Activity Status:
 Completed
Project Title:
 Financing Mechanism
Projected End Date:
 09/20/2011
Completed Activity Actual End Date:

Responsible Organization:
 IN-PACT, INC.2



Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$546,604.07
Total Budget	\$0.00	\$546,604.07
Total Obligated	\$0.00	\$546,604.07
Total Funds Drawdown	\$0.00	\$546,604.07
Program Funds Drawdown	\$0.00	\$249,564.10
Program Income Drawdown	\$0.00	\$297,039.97
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$157,155.92	\$546,604.07
IN-PACT, INC.2	\$157,155.92	\$546,604.07
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The County will provide a loan to IN-PACT a local non profit that provides rental housing for the developmentally disabled. IN-PACT will acquire vacant foreclosed or abandoned property for the construction of livable apartment buildings (units). Upon completion these units will be available to handicapped persons who are at or below 50% of AMI. Affordability will be assured by yearly monitoring of the new units, and the aforementioned mortgage on the property. Building will be administered by IN-Pact.

Location Description:

Demolition and re-construction of 2 unit apartment building.

Activity Progress Narrative:

Correction in order to balance expenditures

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/1
#Energy Star Replacement	0	2/2
#Additional Attic/Roof	0	1/1
#High efficiency heating plants	0	2/2
#Efficient AC added/replaced	0	2/2
#Replaced thermostats	0	2/2
#Replaced hot water heaters	0	2/2
#Light Fixtures (indoors)	0	8/8
#Light fixtures (outdoors)	0	1/1
#Refrigerators replaced	0	2/2
#Clothes washers replaced	0	1/1
#Dishwashers replaced	0	2/2
#Units with solar panels	0	0/0
#Low flow toilets	0	2/2
#Low flow showerheads	0	2/2
#Units with bus/rail access	0	2/2
#Units exceeding Energy Star	0	2/2



#Sites re-used	0	1/1
#Units deconstructed	0	0/0
#Units < other green	0	0/0
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Multifamily Units	2	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/2	0/0	4/2	100.00
# Renter Households	0	0	0	4/2	0/0	4/2	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-5 / Administration

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: 12/31/2017
Benefit Type: ()	Completed Activity Actual End Date:
National Objective: N/A	Responsible Organization: Lake County

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$525,923.08
Total Budget	\$0.00	\$525,923.08
Total Obligated	\$0.00	\$525,923.08



Total Funds Drawdown	\$2,048.34	\$514,455.66
Program Funds Drawdown	\$2,000.00	\$268,616.39
Program Income Drawdown	\$48.34	\$245,839.27
Program Income Received	\$0.00	\$15,984.11
Total Funds Expended	\$2,048.34	\$514,455.66
Lake County	\$2,048.34	\$514,455.66
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

Monies drawn for maintenance of the properties.

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

