

FUNDING FOR THESE PROGRAMS, DESIGNED TO AFFORD SAFE COMFORTABLE LIVING CONDITIONS FOR FAMILIES AND TO ELIMINATE DETERIORATION OF PROPERTIES AND NEIGHBORHOODS, IS MADE AVAILABLE THROUGH GRANTS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NOTE: Lake County Community Economic Development Department's Entitlement Area consists of:

CEDAR LAKE	DYER
CROWN POINT	GRIFFITH
HIGHLAND	HOBART
LAKE STATION	LOWELL
MERRILLVILLE	MUNSTER
NEW CHICAGO	SCHNEIDER
SCHERERVILLE	ST. JOHN
WHITING	WINFIELD

AND ALL UNINCORPORATED AREA IN LAKE COUNTY

FOR MORE INFORMATION ON ANY OF THESE PROGRAMS CONTACT:

THE LAKE COUNTY COMMUNITY
ECONOMIC DEVELOPMENT
DEPARTMENT

2293 NORTH MAIN STREET
ROOM A-311
CROWN POINT IN 46307
PHONE (219) 755-3225

LAKE COUNTY COMMUNITY
ECONOMIC DEVELOPMENT
DEPARTMENT

EXECUTIVE DIRECTOR
MILAN GROZDANICH



HOUSING ASSISTANCE PROGRAMS



BEFORE

AFTER



LAKE COUNTY COMMUNITY
ECONOMIC DEVELOPMENT
DEPARTMENT

2293 NORTH MAIN STREET
CROWN POINT IN 46307

ONGOING REHABILITATION PROGRAMS

I. EMERGENCY GRANT PROGRAM

Maximum \$4,000.00 assistance per single family owner occupied dwelling unit for damages incurred within past 60 days due to Act of God type emergencies.

EXAMPLE: Wind damage, sudden well failure, falling tree, lightning, fire, etc.

If owner has insurance coverage, we will pay the deductible. If no insurance coverage, we will pay for entire job up to \$4,000 limit.

Total household income must be less than the 50% low-income limits set by H.U.D. for Lake County.

II. CDBG RENTAL REHAB LOANS

We loan 100% of money necessary to rehabilitate two or more family residential units, which are primarily rented to very low to moderate income tenants. We will loan no more than \$20,000 average per unit in any one building. Interest rate is 3%, twenty-year term. Non-returnable \$100.00 application fee.

III. DEFERRED PAYMENT LOAN PROGRAM

These are 0% deferred loans made to low-income owner-occupied single-family residences. Total income in the household must not exceed the 50% low-income limits established by H.U.D. Code items and energy efficiency improvements only. Owner may subsidize our loan by paying for additional repairs. Repayment is principal only anytime ownership of home is transferred. Maximum loan is \$25,000.

IV. LOW INTEREST LOANS

For owner occupied single-family homes. Interest rate is 3% twenty-year for owners whose income limits for the area as established by H.U.D. House must meet all codes after rehab. Up to 40% of the loan can go toward non-code improvements. Maximum loan is \$25,000.

V. WEATHERIZATION

Single-family homes occupied by 80% & below of moderate income owners may be eligible for assistance in weatherization rehabilitation (Energy Conservation) dependent on availability of funding. Various locations for this program are chosen each year.

COMPREHENSIVE HOUSING COUNSELING PROGRAM

Comprehensive Housing Counseling includes counseling and advice to potential and existing renters, homebuyers and homeowners.

The program provides a full range of services, advice, and assistance to housing consumers to assist them in improving their housing conditions and meeting the responsibilities of homeownership and tenancy.

Comprehensive Housing Counseling is limited to advice and assistance to clients in the following components:

- Pre-Occupancy
- Pre-Purchase
- Pre-Rental
- Rental Delinquency
- Mortgage Default
- Post-Occupancy
- Home Improvements/Rehabilitation
- Energy Conservation
- Consumer Education
- Displacement and Relocation

HOMELESS PREVENTION

Our Homeless Prevention Program, an expansion of the Housing Counseling Program, provides one time financial assistance to lower income renters or mortgagors who are in default of their monthly payment.

HOMEBUYERS ASSISTANCE PROGRAM

The Homebuyer Assistance Program is designed to assist households with overcoming what is usually the biggest hurdle to such households purchasing a house: the initial cash layout (e.g. down payment, fees, closing costs, etc.). Under this program we will assist qualified households whose income does not exceed the 80% moderate-income limits for the area as established by HUD. We can provide funding for principal reduction to make homeownership a reality, however the applicant must be able to obtain private mortgage financing. The maximum assistance available is \$5,000 per household for qualified buyers.

Home price cannot exceed 95% of current FHA LOAN LIMIT for current Lake County.

H.U.D. ANNUAL FAMILY INCOME

PERSONS	30% VERY LOW INCOME	50% LOW INCOME	80% MODERATE INCOME
1	13,600	22,600	36,200
2	15,500	25,850	41,350
3	17,450	29,050	46,550
4	19,400	32,300	51,700
5	20,950	34,900	55,850
6	22,500	37,450	59,950
7	24,050	40,050	64,100
8+	25,600	42,650	68,250