

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

LAKE COUNTY COMMUNITY  
ECONOMIC DEVELOPMENT  
DEPARTMENT

EXECUTIVE DIRECTOR  
TIMOTHY A. BROWN

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 AREAS 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-310  
CROWN POINT, IN 46307  
PHONE (219) 755-3225

[www.lakecountyin.org](http://www.lakecountyin.org)



# 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 \$10,000.00 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, furnace outage, etc.

If owner has insurance coverage, we will pay the deductible. If not covered by insurance coverage, we will pay for entire job up to \$10,000 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 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 \$30,000.

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### IV. LOW INTEREST LOANS

For owner occupied single-family homes. Interest rate is 3%, twenty-years for owners whose income family for the area does not exceed the 80% moderate limit 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 \$30,000.

### V. HOMELESS PREVENTION PROGRAM

\$750.00 Maximum. Assistance once every 5 years.

**Due to CoVid19, until 12-31-2020, Assistance is up to \$1,000.00 per month for up to two months.**

The Program provides financial assistance to lower income renters or mortgagors who are in default of their monthly payment. Proof of default and/or eviction is required.

**For Federal Fiscal Year 2019, or until new HUD changes are effective, the Single Family Unit Home Price cannot exceed \$166,000.00 for an existing home and \$257,000.00 for new home construction.**

### H.U.D. ANNUAL FAMILY INCOME

PERSONS	30% VERY LOW INCOME	50% LOW INCOME	80% MODERATE INCOME
1	15,750	26,250	41,950
2	18,000	30,000	47,950
3	21,720	33,750	53,950
4	26,200	37,450	59,900
5	30,680	40,450	64,700
6	35,160	43,450	69,500
7	39,640	46,450	74,300
8+	44,120	49,450	76,100

## 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. The applicant must be able to obtain private mortgage financing. The maximum assistance available is \$5,000 per household for qualified buyers.

### General Notice

All of the Lake County Community Economic Development Department Housing and Homeless Programs are funded using U.S. Department of Housing and Urban Development (HUD) Funds. HUD funds are subject to many regulations that require personal financial information and detailed objective review by staff for compliance purposes.

We ask our potential clients to be patient and understanding, sometimes the process can be tedious and slow, but we are dedicated to helping the citizens of Lake County.

Thank you.

### Counseling Services

Foreclosures, Budgeting, Home Buying, etc.

Catholic Charities (219) 879-9312

NWI Reinvestment Alliance (219) 750-1206

Housing Opportunities, Inc. (219) 548-2800

Foreclosure Assistance  
1-877-GET-HOPE  
[www.877gethope.org](http://www.877gethope.org)

Updated and corrected on June 15th, 2020.