



U.S. Department of Housing and Urban Development

Indianapolis Field Office
Minton Capehart Federal Building
575 North Pennsylvania Street, Room 655
Indianapolis, IN 46204
(317) 226-6303, Fax (317) 957-7383

February 12, 2025

Timothy A. Brown, Executive Director
Lake County Community Development Dept.
2293 N. Main St.
Crown Point, IN 46307

Dear Mr. Brown:

Subject: Annual Performance Review – 2023 Program Year
Lake County, Indiana

The Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, require the annual submission of performance reports by grant grantees receiving federal assistance through programs covered under these Acts. The Act also requires HUD to determine annually with these statutes that you have continuing capacity to carry out the programs for which you receive the funds.

In conclusion, as a result of our review, we have determined that the overall performance of the Lake County is acceptable, and a continuing capacity to administer CPD programs has been demonstrated. This determination is based on the information available to this office. A summary report follows of your jurisdiction's progress meeting certain requirements. Any noncompliance will be noted as a Finding along with requested corrective actions. Any deficiency in program performance that is not based on a statutory or regulatory requirement will be noted as a Concern.

Please submit any comments regarding the report to this office within 30 days of the date of this letter. HUD may revise the report after considering the jurisdiction's views and shall make the report, the jurisdiction's comments, and any revisions available to the public within 30 days after receipt of the jurisdiction's comments.

If you any questions or comments, they may be directed to Andrew Houge, Senior Community Planning and Development Representative, via email at andrew.w.houge@hud.gov.

Sincerely,



Danielle D. Tinsley, Director
Office of Community Planning
and Development

cc: Tameka Browder, Deputy Director
Lake County Community Economic Development Dept.

U.S. Department of Housing & Urban Development



Program Year Review Report

Lake County

Program Year: 2023

Consolidated Plan Cycle: 2023 - 2027

CAPER Submitted: November 21, 2024 - prior due date

CAPER resubmission: January 9, 2025

REMINDERS

- **Build American, Buy America (BABA)**

BABA requires all iron, steel, manufactured products, and construction materials in a CPD-funded infrastructure project be produced in the United States, unless HUD has issued an applicable waiver.

BABA now applies to iron or steel in infrastructure projects with a total cost greater than \$250,000 that use CDBG funds (including Section 108) obligated on or after November 15, 2022. HUD’s phased implementation extends BABA requirements to additional construction materials with the FY24 appropriation and to HOME and HTF funds obligated after August 23, 2024. For more information visit <https://www.hud.gov/baba>.

- **Fair Housing and Equal Opportunity**

On February 9, 2023, HUD published in the Federal Register a Notice of Proposed Rulemaking entitled “Affirmatively Furthering Fair Housing”. During proposed rulemaking, the AFFH Interim Final Rule remains in effect. For more information visit <https://www.hud.gov/AFFH>.

PROGRAMMATIC REVIEW

Lake County is a recipient of the following federal funds which will be reported in this report:

<input checked="" type="checkbox"/> CDBG	<input checked="" type="checkbox"/> HOME-ARP
<input type="checkbox"/> CDBG-Section 108	<input type="checkbox"/> ESG
<input checked="" type="checkbox"/> CDBG-CV	<input type="checkbox"/> HOPWA
<input checked="" type="checkbox"/> HOME	<input type="checkbox"/> HTF

- **Community Development Block Grant Program**

Compliance with Primary Objective - 24 CFR 570.200(a)(3)

Requirement	Certification Period	Result
70% minimum	Multi Year: 2023, 2024, 2025	met 84.58%

Origin Year - 24 CFR 570.200(g)

Requirement	Grant Year	Percent Expended	Grant Year	Percent Expended
20% expenditure cap of each origin year	2023	0.00%	2019	20.00%
	2022	13.76%	2018	19.96%
	2021	19.76%	2017	20.00%
	2020	20.00%	2016	19.98%

Program Year Obligation Test -24 CFR 570.200(g)

Requirement	Amount Subject to Cap	Result
20% maximum	2023 grant plus current year program income	18.60% met

Public Services Test - 24 CFR 270.201(e)

Requirement	Amount Subject to Cap	Result
15% maximum	2023 grant plus prior year program income	12.47% met

CDBG Timeliness Standard - 24 CFR 570.902(a)

(as of February 10, 2025)

Requirement	Last Test Date	Result
Less than 1.5x annual grant balance in Line of Credit	7/3/2024	1.19

Requirement	Next Test Date	Result
Less than 1.5x annual grant balance in Line of Credit	7/3/2025	1.55 expend \$76,647 to meet

Expenditure Deadline – 24 CFR 570.200(k) (list all open years)

(as of February 10, 2025)

Grant Year	Funds to Expend	Expenditure Deadline
2023	\$ 528,753.41	09/30/2031
2022	\$ 219,478.35	09/30/2030
2021	\$ 90,231.34	09/30/2028
2019	\$ 7,309.02	09/30/2026

- **Community Development Block Grant Program -CV**

*Expenditure Progress – FR-6218-N-01
(as of February 10, 2025)*

Allocation	Funds Expended	Balance	Expenditure Deadline	On Target
\$ 2,109,587.00	\$ 2,080,161.77	\$ 29,425.23	05/07/2026	98.61% - on track

Compliance with Primary Objective - 24 CFR 570.200(a)(3)

Requirement	Result
70% minimum	73.72% on target to meet

Planning and Administration Expenditures -- 24 CFR 570.200(g)(1)

Requirement	Result
20% maximum	0.24% met

- **HOME Investment Partnerships Program**

*HOME Commitment Deadlines – 24 CFR 92.64
(The 24-month commitment requirements for HOME funds and CHDO set-aside funds are suspended through December 31, 2025).*

*Community Housing Development Organization (CHDO) Expenditures – 24 CFR 92.300
(as of February 10, 2025)*

Requirement	Grant Year	CHDO Requirement	CHDO Expenditures
15% of each grant year	2023	\$ 103,510.05	\$ 0.00
	2022	\$ 100,497.45	\$ 0.00
	2021	\$ 90,963.15	\$ 0.00
	2020	\$ 0.00	\$ 91,438.95
	2019	\$ 0.00	\$ 89,239.35
	2018	\$ 0.00	\$ 100,412.40
	2017	\$ 0.00	\$ 73,797.75

*HOME Expenditure Deadlines - 24 CFR 92.500(d)(iii) - (list all open years)
(as of February 10, 2025)*

Grant Year	Funds to Expend	Expenditure Deadline
2023	\$ 690,067.00	09/30/2031
2022	\$ 669,983.00	09/30/2030
2021	\$ 485,136.80	09/30/2029
2020	\$ 397,554.79	09/30/2028
2019	\$ 216,432.05	09/30/2027
2018	\$ 105,012.77	09/30/2026

HOME Vacant Units

- As of February 10, 2025, Lake County had no HOME activities listed on the PR47 – HOME Vacant Units Report.

HOME Open Activities in Final Draw Status

- As of December 5, 2024, Lake County had no HOME open activities listed on the PR47 – HOME Open Activities Report that need addressed.

- **HOME-ARP**

*Expenditure Deadline – CPD Notice- 21-10
(as of December 5, 2024)*

Allocation Amount	Funds to Expend	Expenditure Deadline	On Target?
\$ 2,197,879	\$ 2,197,879	September 30, 2030	very slow

- ***Summary of Open CPD Monitoring and/or OIG Audit Findings***

As of February 10, 2025, Lake County does not have any open CPD Monitoring and/or OIG Audit Findings.

CONCLUSIONS

Based on our review, there are No Findings or Concerns are noted.