U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2001

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

PHA Plan
Agency Identification

PHA Name: Housing Authority of the City of East Chicago

PHA Number: IN029

PHA Fiscal Year Beginning: January 1, 2001

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices
☐ Main administrative office of the local government
☐ Main administrative office of the County government
☐ Main administrative office of the State government
☐ Public library
☐ PHA website
☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

☒ Main business office of the PHA
☐ PHA development management offices
☐ Other (list below)

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Annual PHA Plan
PHA Fiscal Year 2001
[24 CFR Part 903.7]

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

☐ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The following housing issues have been identified by the City of East Chicago:

- Among elderly minority households with incomes below 50% of median, Hispanics were most likely to experience housing problems and were less likely to be homeowners.
- Among small family households with incomes below 50% of the median, Hispanic renter households were most likely to experience substandard housing.
- Among large family households with incomes below 50% of median, housing problems were extremely high for minority and non-minority households alike with overcrowding the most likely problem. Homeownership among these households was also exceptionally low.
- While very low income renter households consisting of single persons and non-related persons living together accounted for one-fifth of all very low income households and experienced significant housing problems and degrees of cost-burden, there is essentially no federal, state or local programs to assist these households.
- Extremely low income non-elderly homeowners lived in substandard housing and were cost burdened.
- With only a small segment of low income large family renter households experiencing cost burden, the predominant housing problem is more than likely to be overcrowding among this household type.
- The waiting list for public housing units include households who are in need of subsidized, affordable housing.
- There exists an even greater need for rental assistance than public housing in East Chicago.

To assist the City in meeting its housing needs, the Housing Authority of the City of East City has included the following initiatives and policy changes in this annual plan:

1. **Shortage of affordable housing for all eligible populations**
   Maximize the number of affordable units available to the PHA within its current resources by:
   a. Employ effective maintenance and management policies to minimize the number of public housing units off-line
   - Reduce turnover time for vacated public housing units
   - Reduce time to renovate public housing units
   - Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
   - Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
2. **Increase the number of affordable housing units by:**
   - Apply for additional section 8 units should they become available
3. **Assisting families at or below 30% and 50% of median by:**
   Adopt rent policies to support and encourage work
4. **Assisting Elderly by:**
   Apply for special-purpose vouchers targeted to the elderly, should they become available
5. **Assisting Families with Disabilities by:**
   Carry out the modifications needed in public housing based on the section 504 Needs
   Assessment for Public Housing
   Affirmatively market to local non-profit agencies that assist families with disabilities
6. **Assisting Races or ethnicities with disproportionate housing needs by:**
   Increasing awareness of PHA resources among families of races and ethnicities with disproportionate needs by affirmatively market to races/ethnicities shown to have disproportionate housing needs
7. **Conducting activities to affirmatively further fair housing by:**
   Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
   Market the section 8 program to owners outside of areas of poverty /minority concentrations

Factors influencing the Housing Authority's selection of the strategies are:

- Funding constraints
- Staffing constraints
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the housing authority
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board

The Housing Authority has revised its Policies Governing Eligibility, Selection, and Admissions to comply with the Quality Housing and Work Responsibility Act of 1998 and to specifically accomplish the following goals:

- Deconcentration of Poverty and Income-Mixing in Public Housing and Section 8

- Intensified screening and resident selection criteria to reduce crime and to promote self-sufficiency among the public and Section 8 residents
- Promotion of choice in rental payment to encourage higher income residents

Asset management activities during Year 1 of the Agency Plan are:

- Capital improvements in developments IN 1, 2, 5, 6, 7, and 9.
- The development of a Section 8 voucher homeownership program

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

☒ Admissions Policy for Deconcentration
☒ (Attachment B)FY 2001 Capital Fund Program Annual Statement
☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

☒ (Attachment C) PHA Management Organizational Chart

☒ (Attachment B)FY 2001 Capital Fund Program 5 Year Action Plan
☒ (Attachment D) Public Housing Drug Elimination Program (PHDEP) Plan
☒ Comments of Resident Advisory Board or Boards
☒ Financial Audit

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
XX	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
XX	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public Housing Deconcentration and Income Mixing Documentation: • PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and • Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	☒ check here if included in the public housing A & O Policy	
	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Included	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
Not yet developed	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
XX	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
XX	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
XX	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	response to any findings	
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Source: 1995-1999, Comprehensive Housing Affordability Strategy (CHAS) for the City of East Chicago, IN

In 1993, the U.S. Department of Housing and Urban Development provided modified data from the 1990 U. S. Census for the City of East Chicago. This data, originally included in the Comprehensive Housing Affordability Strategy (CHAS) for 1993-1999, clearly identifies those residents of the City that were experiencing problems with housing. Identifiable problems included cost burden, which is paying in excess of 30% of income for housing costs; lack of a complete kitchen; lack of complete plumbing; or overcrowding (1.01 or more persons per room). Based on this information, these households are ill-housed and in need of some form of assistance to alleviate their housing problems.

The CHAS also includes a summary of the number of households in each income category by tenure (owner or renter) and household type (large family, small family, etc.) and the percent of such households that had a housing problem. The needs of various households, by household type within each income category were also described. The extent to which the households within each group were cost-burdened and severely cost-burdened, and/or living in substandard housing was examined. And, the extent to which such problems impacted racial and ethnic groups was reviewed.

Categories Of Persons Affected

Very Low Income

Very low income households are defined as those with incomes of less than 50% of the area median income. In East Chicago in 1990, very low income families were those with incomes up to $18,461 for a family of four. Within this group were also extremely low income households whose incomes were less than 30% of median (that is, less than $11,076).

There were 5,072 very low income households representing 42% of all households in East Chicago in 1990. Renters outnumbered owners nearly 3 to 1 with renter incomes of 0-30% outnumbering renter incomes of 31% - 50% by more than 2 to 1. In other words, the greatest

percentage of households fell into the lowest income category in 1990. A discussion of each household type and its circumstances follows.

Very Low Income Elderly
Very low income elderly households accounted for 21% of all very low income renter households and 74% of all elderly households. An elderly household is one with one or two members (family or non-family) with a head of household or spouse age 62 or older. The needs of very low income elderly households include:

The need for subsidized rental housing:

- elderly renter households were living in physically inadequate housing units and were cost burdened.
- 69% of extremely low income elderly renter households were paying more than 30% of their income on housing costs; 32% of these were paying more than 50% of their income.
- 64% of all very low income renter households reported housing problems.

The need for cash assistance to support housing costs:

- elderly homeowners were cost-burdened and had difficulty maintaining their homes.
- 53% of all very low income elderly homeowners reported housing problems.
- 71% of all extremely low income elderly homeowners were paying more than 30% of their income on housing expenses; thus, it can be assumed that these households had scarce resources, if any, to maintain and repair their homes.

Minority households among very low income elderly renters accounted for 18% of all elderly households in the City, non-Hispanic blacks accounted for 19% and Hispanic households 17%. The rate of housing problems reported by this group was relative to non-minority households with 69% of all minority very low income elderly renter households reporting some type of housing problem. However, a distinction was made among non-Hispanic blacks at 58% and Hispanics at a significantly higher rate of 88%.

Minority elderly homeowners represented 52% of all elderly very low income homeowners with non-Hispanic black homeowners outnumbering Hispanic homeowners 65% to 37%. Within this income group, elderly homeowners composed the largest group among family types. Reported housing problems were high among this group with nearly 63% of all minority homeowners experiencing housing problems. The incidence of substandard housing was approximately the same between non-Hispanic blacks (62%) and Hispanics (66%).

Issue: Among elderly minority households with incomes below 50% of median, Hispanics were most likely to experience housing problems and were less likely to be homeowners,

Very Low Income Small Families
Very low income small family households accounted for 57% of all small family renters and 46% of all very low income renter households. Small family households are comprised of 2 to 4 related family members. Extremely low income small family renters outnumbered very low income by more than 3.5 to 1. The needs of this household group are similar to the elderly and include:

Need for subsidized rental housing:

- small family renter households were living in physically inadequate housing units and were cost-burdened.
- 68% of all extremely low income small family renter households were paying more than 30% of their income on housing costs;
- 48% were paying more than 50% of their income.
- 70% of extremely low income households reported housing problems in 1990; the rate among very low income was significantly lower at 41%.

Separate data for very low income small family homeowners were not available.

Minority households among very low income small family renters accounted for 50% of all very low income minority renter households in the City. Non-Hispanic blacks represented 51% of all very low income minority renters; Hispanic households included 49%. Housing problems among this group was relative in comparison to all very low income small family renter households with the exception of Hispanics where 77% reported housing problems.

Minority households among very low income small family homeowners accounted for 24% of this group with non-Hispanic blacks at 17% and Hispanics at 34%. Housing problems were the lowest for this very low income household size: all minority-headed households 40%, non-Hispanic blacks 39% and Hispanics 41%.

Issue: Among small family households with incomes below 50% of the median, Hispanic renter households were most likely to experience substandard housing.

Low Income Large Families

Very low income large family households accounted for only 13% of all very low income renter households but represented over 59% of all large family renter households in the City. A large family household is one with five or more related individuals living together. Extremely low income large family renters numbered 302 or 62% of all very low income large family renters. The housing assistance needs of this group were the same as for the previous groups discussed and include:

Need for subsidized rental housing:

- very low income large family rental households were living in physically inadequate housing units and were cost-burdened.
- 79% of extremely low income large family renters were paying more than 30% of their income or housing costs; 46% were spending in excess of 50% of their income.
- 90% of extremely low and 96% of very low income large family renters reported problems with their housing.

Minority large family renters accounted for 14% of all very low income renter households: 13% were non-Hispanic black households and 16% were Hispanics. Among these renters, reported housing problems were by far the highest for this income group: 92% for all minorities, 89% among non-Hispanic blacks and 96% among Hispanics. Even among all large family renter households (minority and non-minority), 93% reported housing problems.

The incidence of overcrowding among this household size was significantly higher than among all other household sizes combined: among all renters, 9% experienced housing problems versus 54% for all large family renters. For homeowners, the incidence of overcrowding was substantially less: 5% for all owners versus 8% for all large family homeowners.

Homeownership among large family households with incomes below 50% of the median was extremely low. Only 7% of all very low income large family households Citywide were homeowners in 1990; among all minority-headed households, the rate was 13%. Hispanics were five times as likely to own a home as compared to non-Hispanic blacks. However, the rate for these two groups was still substantially low at 21% and 4%, respectively. Housing problems among this group were also exceptionally high with 81% of all minority-headed large family homeowners experiencing housing problems, 53% among non-Hispanic blacks and 85% among Hispanics.

Issue: Among large family households with incomes below 50% of median, housing problems were extremely high for minority and non-minority households alike with overcrowding the most likely problem. Homeownership among these households was also exceptionally low.

Very Low All Other Renter Households
All other renter households include persons who reside together but who are not related to each other, as well as single person, non-elderly households. There were 730 such households in 1990, representing nearly 20% of all very low income renter households in East Chicago. Nearly 70% of these households had incomes less than 30% of the area median. Seventy-three percent (73%) of the extremely low income reported housing problems with their rental units. Sixty-three percent (63%) of those with incomes between 31% and 50% of median reported housing problems and 55% were cost-burdened.

Separate data for minority representation among very low income all other renter households were not available.

This group of households is not generally eligible for publicly assisted housing units unless an individual has a recognized disability. The need for another form of low cost, decent housing exists for this population segment. Single room occupancy (SRO) housing, shared housing or another alternative would be appropriate.

Issue: While very low income renter households consisting of single persons and non-related persons living together accounted for one-fifth of all very low income households and experienced significant housing problems and degrees of cost-burden, there is essentially no federal, state or local programs to assist these households.

Very Low Income All Other Owners
All very low income homeowners whose head of household is under age 65 are counted in this population segment, which accounted for 35% of all very low income homeowners. In other words, elderly homeowners outnumbered small family, large family and all other homeowners combined by nearly 2 to 1. Very low income all other owners were nearly evenly divided between the 0-30% and the 31%-50% income groups. However, a significantly higher number of extremely low income owners (68%) reported problems with their homes than very low income homeowners (44%). Sixty-one percent (61%) of those with incomes of 0-30% of median were cost-burdened; the rate among very low income was substantially lower at 38%.

Very low income homeowners need assistance in maintaining and improving the physical conditions of their homes. With severely limited incomes, most of these homeowners do not have sufficient finances to pay for anything beyond their most basic needs. Subsequently, home repairs and maintenance work fall by the wayside. Programs which provide the necessary assistance to these homeowners include housing rehabilitation and weatherization, as well as fuel and utility assistance programs help to off-set monthly housing costs.

Issue: Extremely low income non-elderly homeowners lived in substandard housing and were cost-burdened

Low Income
Households with incomes between 51% and 80% are considered low income; in East Chicago, households with income levels between $18,462 and $29,537 were categorized as low income households. In 1990 there were 2,190 low income households, representing 18% of all households. This income group was evenly divided among homeowners and renters. In contrast to very low income households, low income households were less likely to be cost-burdened with

only 9% of all renters paying more than 30% of their income on housing costs and no households reported paying more than 50% of their income, compared to 58% to 73% of very low income renters. Low income renters were also less likely to have housing problems.

Among homeowners, housing problems were again much less likely among low income households (18%) in contrast to very low income households (42% to 70%).

Racial and ethnic information on low income households was not provided by HUD and is not available from other sources.

Low Income Elderly
Low income elderly renter households numbered 153 in 1990, accounting for 14% of all low income renters and 15% of all elderly households in East Chicago. Only 13% of elderly low income renters paid more than 30% of their income on housing costs with no households reporting severe cost-burden.

Low income elderly homeowner households accounted for nearly one-half of all low income homeowners but experienced significantly fewer problems than other low income homeowners. Only 6% of elderly homeowners reported housing problems and only 4% were cost-burdened.

The housing needs of low income elderly households should be predominantly addressed to renters. With elderly renters carrying the heaviest cost burden, subsidized rental housing would lessen their monthly housing expenses. Elderly homeowners may also benefit from rehabilitation, weatherization and utility assistance programs, although the need among this group appears to be relatively modest.

Low Income Small Families
Low income small family renter households accounted for a majority (51%) of low income renters and 18% of all small family renter households in 1990. Housing problems among this group were comparatively less than most other groups. Only 8% reported housing problems compared to 41% to 70% of very low income small family renters. Only 7% were cost-burdened with no small family renters paying 50% or more of their income on housing expenses.

Separate data on low income small family homeowners were not available.

Subsidized housing would provide financial relief to those small family renters who are cost-burdened.

Low Income Large Families
Low income large family renter households comprised only 15% of this population and 20% of all large family renters. However, housing problems were the most severe among this group in comparison with other low income renters. Sixty-three percent (63%) experienced housing problems but only 10% were cost-burdened. (This would suggest a problem with the condition of the housing units occupied by these households.) No large family renters paid 50% or more of their income on housing costs.

Separate data on low income large family homeowners were not available.

Subsidized housing would provide financial relief to those large family renters who are cost-burdened. In addition, financial assistance to property owners interested in rehabilitating their units up to code standards and renting the units to low income tenants would assist this group.

Issue: With only a small segment of low income large family renter households experiencing cost-burden, the predominant housing problem is more than likely to be overcrowding among this household type

Other Low Income All Other Renter Households
There were 213 low income renters in 1990, representing 20% of all low income renter households. Single persons and unrelated individuals living together comprised the largest category of low income renters. This group experienced only modest need in comparison to other low income renter households: only 9% had problems with their units and only 9% were cost-burdened. There were no low income all other renter households paying more than 50% of their income toward housing costs.

Subsidized housing would provide financial relief to these renters who are cost-burdened. However, ineligibility for rental assistance (particularly public housing) makes this a difficult group to house. A wider range of housing selection, including SRO and shared housing options, could assist in meeting the needs of such households.

Low Income All Other Homeowner Households
Low income all other homeowners accounted for 54% of low income homeowners and only 15% of homeowner households in East Chicago in 1990. This category of the population included small family and large family homeowner households. This group of homeowners experienced housing problems of a greater degree than low income elderly homeowners. Twenty-seven percent (27%) reported problems with their housing units and 15% were cost-burdened.

This group of homeowners would benefit from a housing rehabilitation program to assist them in maintaining their units in an affordable manner. Household budget counseling and home maintenance training would also be beneficial.

Need For Supportive Housing
Supportive housing is defined as residential units that provide a planned services component with access to a range of services identified as necessary for the resident to achieve personal goals. Various populations with special needs require supportive housing. The general needs of these persons are described below.

Elderly and Frail Elderly
When a person has one or more limitations on activities of daily living (ADL), he or she may need assistance to perform routine activities of daily living and therefore, can be considered frail. Elderly persons may need housing assistance for two reasons - financial and supportive. Supportive housing is needed when an elderly person is both frail and very low income since the housing assistance offers services to compensate for the frailty in addition to the financial assistance.

An estimate of the number of frail elderly requiring supportive services can be obtained by applying the national prevalency statistics for the proportion of elderly that require assistance with daily living skills to the number of elderly in the City who are very low income.

There were 4,483 persons age 65 and older in the City in 1990. Many of these were members of the 1,653 very low income owner and renter households shown on CHAS Table 1C. Applying the national prevalency statistic of 14.4% of all elderly who require assistance with daily living skills to this very low income population reveals a potential 238 elderly very low income frail elderly persons who may require assisted housing in East Chicago.

Need For Public And Assisted Housing

In East Chicago there exists a substantial waiting list of persons who wish to rent a public housing unit. As of January 1995 there was a total of 191 applicants waiting for units. The applicant households are categorized below. ECHA's greatest need is for small family units and handicapped accessible units.

Issue: The waiting list for public housing units renter households who are in need of subsidized, affordable housing.

There is also a substantial waiting list for Section 8 rental housing in East Chicago with 540 applicants. The greatest need is for small family housing units.

Issue: There exists an even greater need for rental assistance than public housing in East Chicago.

Homeownership Needs

The need for expanded homeownership opportunities is very evident in East Chicago. With a current homeownership rate of less than 50% Citywide, there is, for many reasons, insufficient opportunity for homeownership among household types of various income levels. This situation may contribute to the low turnover among Section 8 certificate and voucher holders. Section 8 tenant households in East Chicago generally retain the housing subsidies for a long and indefinite periods of time. Rather than using the Section 8 Program as a means to an end (i.e., homeownership and self-sufficiency), nearly all households remain within the program for many years. Perhaps, many households remain on the subsidy program because of the lack of decent, affordable housing opportunities in the City.

Expanded homeownership opportunities for low and moderate income households will be explored and implemented through the Five-Year Strategy for the City's CP. With the receipt of HOME entitlement funds, the City is better positioned to offer increased homeownership services and programs to eligible low and moderate income residents. Additionally, the City is planning to foster the development of new housing and homeownership opportunities for middle income households. With its convenient proximity to the employment center of metropolitan Chicago, East Chicago is in a good position to offer affordable housing for persons and families who work in Chicago but choose not to live in the city for a variety of reasons. There is also a growing concern that many of the young professionals who are originally from East Chicago and are now returning to live, work and raise their own families in their hometown cannot find suitable, decent housing within a reasonable price range. These are the households the City is very interested in retaining as tax-paying, economically independent households.

Anticipated Changes In Housing Needs

An economic development report recently completed by Mayor Pastrick's Gaming Task Force indicated that the placement of a riverboat casino in the East Chicago lakefront area is anticipated to stimulate other economic activities across the City, such as recreational development, housing and commercial development. A total of 1,900 jobs are expected to be created with a majority of these being made available to qualified East Chicagoans. However, with a 1993 unemployment rate of 11.9% in East Chicago, it can be presumed

that many residents who are presently underemployed or unemployed will take jobs at the casino. It is also presumed that for the time being, many of the locally employed residents will remain in their current housing unit.

However, with increased wages and the opportunity for better employment in the future, the City does anticipate the need for additional market-rate rental housing, newly constructed housing for homeownership and additional small scale, multi-family housing units.

Summary of Identified Issues/Estimated Housing Needs for 1995-1999

The following issues, highlighted throughout this section of the document, will assist the City in determining the goals and objectives to be established for the development of the Five-Year Strategy and the One-Year Action Plan for 1995.

- Among elderly minority households with incomes below 50% of median, Hispanics were most likely to experience housing problems and were less likely to be homeowners.

- Among small family households with incomes below 50% of the median, Hispanic renter households were most likely to experience substandard housing.

- Among large family households with incomes below 50% of median, housing problems were extremely high for minority and non-minority households alike with overcrowding the most likely problem. Homeownership among these households was also exceptionally low.

- While very low income renter households consisting of single persons and non-related persons living together accounted for one-fifth of all very low income households and experienced significant housing problems and degrees of cost-burden, there is essentially no federal, state or local programs to assist these households.

- Extremely low income non-elderly homeowners lived in substandard housing and were cost burdened.

- With only a small segment of low income large family renter households experiencing cost burden, the predominant housing problem is more than likely to be overcrowding among this household type.

- The waiting list for public housing units include households who are in need of subsidized, affordable housing.

- There exists an even greater need for rental assistance than public housing in East Chicago.

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1902	1293	1449	1719	150		City
Income >30% but <=50% of AMI	1902	1503	1449	1826	169		City
Income >50% but <80% of AMI	1268	1268	5872	1217			City
Elderly	799	551	316	511	75		
Families with Disabilities	152	152	319	152	152		
White	761	700					
African American	1483	1364		727			
Hispanic	1549	1425		1193			

Note: Information is not currently available for those items left blank.

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 1995-1999

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☒ Other sources: (list and indicate year of information)
CHAS updated -1999
Public housing/ section 8 Wait lists by the Housing Authority of the City of East Chicago

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s**. Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List
Waiting list type: (select one) ☒ Section 8 tenant-based assistance ☐ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:

Housing Needs of Families on the Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total	354		30
Extremely low income <=30% AMI	347	98	
Very low income (>30% but <=50% AMI)	6	2	
Low income (>50% but <80% AMI)	1	.3	
Families with children	281	79	
Elderly families	6	2	
Families with Disabilities	57	16	
White	7	2	
African American	282	80	
Hispanic	64	18	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☐ No ☒ Yes

If yes:

How long has it been closed (# of months)? 6 Months

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☒ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes

Housing Needs of Families on the Waiting List

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	314		200
Extremely low income <=30% AMI	306	97	
Very low income (>30% but <=50% AMI)	4	1	
Low income (>50% but <80% AMI)	4	1	
Families with children	265	84	
Elderly families	12	4	
Families with Disabilities	31	10	
White	9	3	
African American	239	76	
Hispanic	66	21	
Native American	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	70	22	
2 BR	110	35	
3 BR	88	28	
4 BR	38	12	
5 BR	8	.3	
5+ BR	0	0	
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

To assist the City in meeting its housing needs, the Housing Authority of the City of East City has included the following initiatives and policy changes in this annual plan:

1. **Shortage of affordable housing for all eligible populations**
   Maximize the number of affordable units available to the PHA within its current resources by:
   - Employ effective maintenance and management policies to minimize the number of public housing units off-line
   - Reduce turnover time for vacated public housing units
   - Reduce time to renovate public housing units
   - Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
   - Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
2. **Increase the number of affordable housing units by:**
   Apply for additional section 8 units should they become available
3. **Assisting families at or below 30% and 50% of median by:**
   Adopt rent policies to support and encourage work
4. **Assisting Elderly by:**
   Apply for special-purpose vouchers targeted to the elderly, should they become available
5. **Assisting Families with Disabilities by:**
   - Carry out the modifications needed in public housing based on the section 504 Needs
   - Assessment for Public Housing
   - Affirmatively market to local non-profit agencies that assist families with disabilities
6. **Assisting Races or ethnicities with disproportionate housing needs by:**
   Increasing awareness of PHA resources among families of races and ethnicities with disproportionate needs by affirmatively market to races/ethnicities shown to have disproportionate housing needs
7. **Conducting activities to affirmatively further fair housing by:**
   - Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
   - Market the section 8 program to owners outside of areas of poverty /minority concentrations

Factors influencing the Housing Authority's selection of the strategies are:

- Funding constraints
- Staffing constraints
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board

The Housing Authority has revised its Policies Governing Eligibility, Selection, and Admissions to comply with the Quality Housing and Work Responsibility Act of 1998 and to specifically accomplish the following goals:

- Deconcentration of Poverty and Income-Mixing in Public Housing and Section 8
- Intensified screening and resident selection criteria to reduce crime and to promote self-sufficiency among the public and Section 8 residents
- Promotion of choice in rental payment to encourage higher income residents

Asset management activities during Year 1 of the Agency Plan are:

- Capital improvements in developments IN 1, 2, 5, 6, 7, and 9.
- The development of a Section 8 voucher homeownership program

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
☒ Reduce turnover time for vacated public housing units
☒ Reduce time to renovate public housing units
☐ Seek replacement of public housing units lost to the inventory through mixed finance development
☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
☐ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
☐ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

☒ Apply for additional section 8 units should they become available
☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

☒ Funding constraints
☒ Staffing constraints
☐ Limited availability of sites for assisted housing
☐ Extent to which particular housing needs are met by other organizations in the community
☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☐ Influence of the housing market on PHA programs
☐ Community priorities regarding housing assistance
☒ Results of consultation with local or state government
☒ Results of consultation with residents and the Resident Advisory Board
☐ Results of consultation with advocacy groups
☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2001 grants)**		
a) Public Housing Operating Fund	$1,746,713.00	
b) Public Housing Capital Fund	$1,767,910.00	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	$3,180,037.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	$198,519.00	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	$82,500.00	Public Housing Operations
i) HOME	0	
Other Federal Grants (list below)	0	
	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
IN36-P029-50100	$390,000.00	
3. Public Housing Dwelling Rental Income	$1,413,230	Public Housing Operations
4. Other income (list below)		
Investment Income	$40,220.00	Public Housing Operations
4. Non-federal sources (list below)		
Total resources	**$8,819,129.00**	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

☐ When families are within a certain number of being offered a unit: (state number)
☐ When families are within a certain time of being offered a unit: (state time)
☒ Other: (describe)
Once a unit of appropriate size is available and determination of deconcentration as defined above is applied, the family is selected for occupancy and the following items will be verified according to the East Chicago Housing Authority's Verification Procedures to determine eligibility and qualification for admission

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☒ Criminal or Drug-related activity
☒ Rental history
☒ Housekeeping
☒ Other (describe)
History of participation in Public Housing or Section 8 Programs
Past criminal and eviction history
List of dangerous sex offenders

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

☒ Community-wide list
☐ Sub-jurisdictional lists
☐ Site-based waiting lists
☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

☒ PHA main administrative office
☐ PHA development site management office
☐ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
NA
1. How many site-based waiting lists will the PHA operate in the coming year?0

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
☐ One
☐ Two
☒ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:
☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
☒ Emergencies
☒ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

☒ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☒ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

☒ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction

☒ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)

In an effort to reduce the Housing Authority's dependency on the Federal government for rental subsidy, the Housing Authority has elected to establish the following local preferences:

Working Family. An applicant family or individual whose head of the household is working minimum of twenty-five (25) hours per week will be given a priority over an applicant who is not employed. The working family must have been employed for the past twelve (12) months and agree to remain employed during his/her tenancy. The Housing Authority will give appropriate consideration to adjusting the minimum work hours if the family is also attending an education or job-training class. The applicants given a preference under this category are required to register with the Housing Authority's Family Self-Sufficiency Program once housed by the Authority. This preference will be limited to a maximum of fifty percent (50%) of the applicants housed within a given Housing Authority fiscal year 5 points will be given for this preference.

In-Training Family. An applicant family or individual whose head of the household is already regularly attending a bona-fide job training program, a college for a minimum of nine (9) credit hours or an adult education GED class will be given a priority. These applicants must also register with and fully participate in the Housing Authority's Family Self-Sufficiency Program until they complete their training/education programs and become employed in a job. 5 points will be given for this preference.

Involuntarily Displaced Family. An applicant family involuntarily displaced as a result of a natural disaster, government action, HUD disposition, The Housing Authority modernization/disposition, witness protection program, domestic violence/hate crimes or certain actions by the landlord will be given priority. The involuntary action must be beyond the applicant family's ability to control or prevent. If an applicant family voluntarily vacates his/her unit for personal reasons or is evicted for any lease violations, he/she will not qualify for this preference 5 points will be given for this preference.

Elderly, Handicapped or Disabled Family. An applicant family whose head of the household is defined as elderly, disabled or handicapped by HUD definitions and receives Social Security or SSI will be given a preference. 5 points will be given for this preference. A family or individual who has applied for or is living in a public housing unit, but whose special needs can not be economically met in one of the public housing sites will receive a preference under the Section 8 program.

Elderly, disabled, or displaced over other singles. The Housing Authority shall continue the statutory admissions preference of the elderly, disabled, or displaced over other singles set forth in 24 CFR 912.3 and 950.301(d) of the program regulations. The Housing Authority gives preference to a family (a) whose sole member is a displaced person or (b) whose head or spouse or sole member is an elderly person or a disabled person over a single person that is not elderly, disabled, or displaced.

Applicants who have been verified as eligible to receive housing assistance will be placed on the Housing Authority's community-wide Waiting List in sequence based upon their total preference points, time and date of their applications and suitable type or size of unit needed. The Housing Authority's Local Preference system has been designed to attain HUD's goal of housing families with a broad range of incomes and avoiding concentrations of the most economically deprived families.

4. Relationship of preferences to income targeting requirements:

☒ The PHA applies preferences within income tiers

☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

☒ The PHA-resident lease

☒ The PHA's Admissions and (Continued) Occupancy policy

☒ PHA briefing seminars or written materials

☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

☒ At an annual reexamination and lease renewal

☒ Any time family composition changes

☒ At family request for revision

☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site based waiting lists
If selected, list targeted developments below:

☒ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☒ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☒ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☒ Additional affirmative marketing
☒ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☒ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:
Relocation incentives

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts
☒ List (any applicable) developments below:
Scattered Sites - IN 29-2
Scattered Sites - IN 29-7

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)
☒ Criminal or drug-related activity only to the extent required by law or regulation
☒ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
☐ Criminal or drug-related activity
☐ Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
☒ PHA main administrative office
☐ Other (list below)

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:
The applicants will be advised that the voucher will be valid for sixty (60) calendar days. The voucher may be extended up to a maximum of an additional sixty (60) calendar days provided that at least one of the following conditions are met:

- The family can demonstrate that they have had difficulty in locating a unit due to the lack of available units.
- The family has had an event to occur that was beyond their control that prevented or hindered their search for a unit.
- After submission of a request for lease approval, a prospective landlord withdraws their intention to rent to the tenant through no fault of the tenant.

(4) Admissions Preferences

a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☒ Substandard housing
☒ Homelessness
☒ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

☒ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☒ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)

Elderly families and displaced persons having priority over single persons.

Disabled family currently housed in a unit that does not provide for reasonable accommodations.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence

3 Substandard housing

3 Homelessness

4 High rent burden

Other preferences (select all that apply)

☒ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☒ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)

(5) Elderly families and displaced persons having priority over single persons.
(4) Disabled family currently housed in a unit that does not provide for reasonable accommodations.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

☒ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

☐ The PHA applies preferences within income tiers

☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

☒ The Section 8 Administrative Plan

☐ Briefing sessions and written materials

☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

☒ Through published notices

☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

☐ $0
☐ $1-$25
☒ $26-$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below**:**

Admissions and Continued Occupancy Policy and Procedure: The Housing Authority shall grant an exemption from payment of this minimum rent if the family is unable to pay that rent as a result of financial hardship, as described in the responsible entity's written policies.

Financial hardship. The financial hardships shall include the following: suspend the minimum rent requirement immediately, until the Housing Authority determines whether there is a qualifying financial hardship and whether the hardship is long-term.

Determination of Temporary Financial Hardship. If the Housing Authority determines that there is a qualifying hardship, but that it is temporary, the Housing Authority reinstates the minimum rent from the time of suspension. The Housing Authority will not evict the family for nonpayment of the amount of minimum rent in excess of tenant rent otherwise payable during the 90-day period beginning on the date the family requested an exemption. The Housing Authority will offer the family a reasonable repayment agreement for the amount of back rent owed.

If the Housing Authority determines there is no qualifying hardship exemption, the Housing Authority shall reinstate the minimum rent including the back payment for minimum rent from the time of suspension on terms and conditions established by the Housing Authority.

The Housing Authority recognizes that this requirement may impose severe hardships for some assisted families that have adjusted monthly incomes so low that their rental obligation is below the "minimum rent" charged. These families may be unable to pay the "minimum rent," which in turn may expose them to eviction for nonpayment.

Therefore the Housing Authority shall take action to ensure that families with severe hardships are not evicted specifically as a result of their inability to pay the new minimum rents.

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☒ For the earned income of a previously unemployed household member
☒ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☒ Other (describe below)
The following permissive deductions, to the extent these amounts have not already been deducted from annual income or reimbursed to the family from other sources, are:

- Excessive travel expenses, in an amount not to exceed $25 per family per week for travel related to employment, education, or training.
- An amount of a family's earned income, based on any of the following:
  (i) All the earned income of the family;
  (ii) The amount earned by particular members of the family;
  (iii) The amount earned by families having certain characteristics; or
  (iv) The amount earned by families or members during certain periods or from certain sources.
- Other deductions include but are not limited to payroll deductions, such as social security taxes, income taxes and medical insurance premiums.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☐ Yes for all developments
☐ Yes but only for some developments
☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☐ For all developments

☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

☐ Market comparability study
☐ Fair market rents (FMR)
☐ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☐ The "rental value" of the unit
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

☐ Never
☐ At family option
☒ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
☐ Other (list below)

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

☒ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☒ At or above 90% but below100% of FMR
- ☐ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

☐ $0
☐ $1-$25
☒ $26-$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Admissions and Continued Occupancy Policy and Procedure: The Housing Authority shall grant an exemption from payment of this minimum rent if the family is unable to pay that rent as a result of financial hardship, as described in the responsible entity's written policies.

Financial hardship. The financial hardships shall include the following: suspend the minimum rent requirement immediately, until the Housing Authority determines whether there is a qualifying financial hardship and whether the hardship is long-term.

Determination of Temporary Financial Hardship. If the Housing Authority determines that there is a qualifying hardship, but that it is temporary, the Housing Authority reinstates the minimum rent from the time of suspension. The Housing Authority will not evict the family for nonpayment of the amount of minimum rent in excess of tenant rent otherwise payable during the 90-day period beginning on the date the family requested an exemption. The Housing Authority will offer the family a reasonable repayment agreement for the amount of back rent owed.

If the Housing Authority determines there is no qualifying hardship exemption, the Housing Authority shall reinstate the minimum rent including the back payment for minimum rent from the time of suspension on terms and conditions established by the Housing Authority.

The Housing Authority recognizes that this requirement may impose severe hardships for some assisted families that have adjusted monthly incomes so low that their rental obligation is below the "minimum rent" charged. These families may be unable to pay the "minimum rent," which in turn may expose them to eviction for nonpayment.

Therefore the Housing Authority shall take action to ensure that families with severe hardships are not evicted specifically as a result of their inability to pay the new minimum rents.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached.

☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	808	200
Section 8 Vouchers	386	386
Section 8 Certificates	255	255
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	346	346
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

General Administration

Record Maintenance and Disposition
Travel
Reasonable Accommodation
Security
Safety
Natural Disaster Response

Vehicle Policy

Personnel

Personnel
Employee Performance and Evaluation
Annual Salary Schedule

Procurement/Contract Administration

Procurement
Delegation of Procurement Authority
Procurement Code of Ethics
Documentation and Record Keeping

Financial

Internal Controls and Financial Management Policy and Procedures
Accounting Procedures
Capitalization
Investment and Cash Management
Internal Transfer of Funds between PHA Programs
Uncollectable Tenant Accounts Policy (Write-Off)
Rent Collection
Repayment Policy
Insurance
Petty Cash Fund
Accounts Payable
Inventory
Disposition of Property
Financial Documentation and Record Keeping

Socio/Economic

Minority Business Enterprises Participation
Non-discrimination Handicap and Disabled
Section 3
Record Keeping

Resident

Resident Initiatives including PHMAP-required areas
Resident Organization and Recognition
Resident Participation in Management and Program

Admissions and Occupancy

Fair Housing
Marketing
Privacy Policy
Restrictions on Assistance to Non-Citizen
One Strike - You're Out
Eligibility for Admission
Waiting List Management
Opening and Closing Waiting Lists
Determining if the waiting list may be closed
Removal of Applicants from the Waiting List
Processing Applications For Admission
Deconcentration of Poverty and Income-Mixing in Public Housing
    Initial assessment and current occupancy
    Maintaining deconcentration

Interviews and Verification Process
Screening And Resident Selection Criteria
Resident Selection And Assignment Policies
Eligibility For Continued Occupancy, And Annual Recertification
Previous Earned Income Disregard
Procedures to Be Used in Determining Income/rent and Rent Calculation
Income-Based Rents
Flat Rents
Minimum Rents
Rent Decreases
Rent Increases
Security Deposit
Changes in Family Composition
Effective Date of Adjustments
Failure to Report Accurate Information
Procedure For Establishing Retroactive Charge
Family Choice
Family Self-Sufficiency
Lease Termination/Eviction Procedures
Record Keeping Requirements
Procedure For Investigating Drug-related And/or Criminal Activity
Notice Requirements
Grievance Procedure
Resident-paid Utilities
Resident's Maintenance and Damages Charges
Resident Police Officers
Residents Employed by The Housing Authority
Residents Use of The Unit For Legal Profit-making Activities
Pet Policy
Procedure For Disposition of Property Due to Death of Resident
Dwelling Lease
Record Keeping

Maintenance

Preventive Maintenance
Work Order Procedures
Infestation Eradication Procedures
Maintenance Safety
Unit Turn Around
Quality Assurance
Energy Audit and Conservation
Maintenance Record Keeping

(2) Section 8 Management: (list below)
Admissions and Occupancy Policy and Procedures
Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

☒ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:
☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment 2 - FY 2000 Capital Fund Program Annual Statement
-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:
☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment 4 - FY 2000 Capital Fund Program Annual Statement
-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved

☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☒ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one)

☐ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☒ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one)

☐ Part of the development ☐ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

☒ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application

(date submitted or approved:)
☐ Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)
☐ Requirements no longer applicable: vacancy rates are less than 10 percent
☐ Requirements no longer applicable: site now has less than 300 units
☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description
☒ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III

☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA **plan** to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

☒ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?
If yes, what was the date that agreement was signed? 7/1/99

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
☐ Jointly administer programs
☐ Partner to administer a HUD Welfare-to-Work voucher program
☐ Joint administration of other demonstration program
☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

☒ Public housing rent determination policies
☒ Public housing admissions policies
☒ Section 8 admissions policies
☐ Preference in admission to section 8 for certain public housing families
☒ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
☒ Preference/eligibility for public housing homeownership option participation
☒ Preference/eligibility for section 8 homeownership option participation
☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

☐ Yes ☒ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
☒ Informing residents of new policy on admission and reexamination
☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
☒ Residents fearful for their safety and/or the safety of their children
☒ Observed lower-level crime, vandalism and/or graffiti
☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

☒ Safety and security survey of residents
☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
☒ Analysis of cost trends over time for repair of vandalism and removal of graffiti
☒ Resident reports
☒ PHA employee reports
☒ Police reports
☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
☐ Other (describe below)

3. Which developments are most affected? (list below)

West Calumet IN 29-1
Scattered sites IN 29-2, IN 29-7, IN 29-9

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☒ Crime Prevention Through Environmental Design
☒ Activities targeted to at-risk youth, adults, or seniors

☐ Volunteer Resident Patrol/Block Watchers Program
☐ Other (describe below)

2. Which developments are most affected? (list below)

IN 29-1, IN 29-5, IN 29-6, IN 29-7

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☒ Police provide crime data to housing authority staff for analysis and action
☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☒ Police regularly testify in and otherwise support eviction cases
☒ Police regularly meet with the PHA management and residents
☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below)

2. Which developments are most affected? (list below)

all developments

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
☒ Yes ☐ No: This PHDEP Plan is attachment in029a01

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))? (If no, skip to component 17.)

2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain?____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

☐ Not applicable
☐ Private management
☐ Development-based accounting
☒ Comprehensive stock assessment
☒ Other: (list below)
Modernization

3. ☒ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☐ Attached at Attachment (File name) NA
☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) Mrs. Lillie M Moore was appointed on January 1, 2000 and her term expires December 31, 2003. She was appointed by the Mayor.

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)
☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☐ Other: (describe)

b. Eligible candidates: (select one)
☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)
☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (City of East Chicago)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Full participation in the planning process

Contribution of $200,000.00 to assist in meeting ECHA's goals

B. Other Information Required by HUD

Component 3, (6) Deconcentration and Income Mixing

a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	**Number of Units**	**Explanation (if any) [see step 4 at §903.2(c)(1)((iv)]**	**Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]**
29-7 Columbus Drive	16	The covered development size, location, and/or configuration promote income deconcentration, such as a small development	
29-9 New Scattered	24	The covered development size, location, and/or configuration promote income deconcentration, such as a scattered site	

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A

Resident Advisory Board or Boards (RABs) Members

Fannie Reed 29 –1
Juan Hillsman 29 – 6
Sharon Johnson 29 – 6
Maria Mena 29 – 6
Lillie M. More 29 – 5
Geraldine Allen 29 – 5
Ramona Becerra 29 - 2

Attachment B

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: East Chicago Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36-P029-50101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001

☒ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	146,791			
3	1408 Management Improvements Soft Costs	320,000			
	Management Improvements Hard Costs	45,000			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	62,000			
10	1460 Dwelling Structures	1,056,119			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	48,000			
13	1475 Nondwelling Equipment	40,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: East Chicago Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36-P029-50101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001

☒ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-19)	1,767,910			
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 compliance	200,000			
	Amount of line 20 Related to Security –Soft Costs	250,000			
	Amount of Line 20 related to Security-- Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: East Chicago Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: IN36-P029-50101 Replacement Housing Factor Grant No:					**Federal FY of Grant:** 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
29-1/Hunter	Window Replacement	1460	109	309,119					
29-1/Hunter	Window Seal Repairs	1460	109	50,000					
29-1/Hunter	Elevator Upgrades 504/ADA	1460	109	125,000					
29-1/Hunter	Generator	1460	109	50,000					
29-1/Hunter	Plumbing Stack	1460	109	30,000					
29-5/Nicosia	Elevator Upgrades 504/ADA	1460	208	125,000					
29-5/Nicosia	Generator	1460	208	50,000					
29-5/Nicosia	Roof & Penthouse Repairs	1460	208	130,000					
29-6/WCC	Painting/Roof Repairs at Main Office	1470	1	8,000					
29-6/WCC	Various Roof Repairs	1460	NA	50,000					
29-6/WCC	Roof System 151st Center	1470	1	40,000					
29-7	Trash Receptacles/32-gallons	1450	NA	2,000					
29-9	Furnace Replacement	1460	25	60,000					
29-1,2,5,7&9	Dumpster Storage Bins	1450	NA	10,000					
29-2,6&9	Mail Boxes	1460	439	7,000					
PHA Wide	Maintenance Uniforms	1475	808	3,500					
PHA Wide	MaintenanceVehicles	1475	808	36,500					
PHA Wide	Landscaping (Top Soil & Grass Seeds)	1450	808	50,000					
PHA Wide	Make Ready Rehab of Housing Units	1460	NA	50,000					
PHA Wide	Door and Frame Replacement	1460	NA	20,000					
PHA Wide	Operations	1406	808	146,791					
PHA Wide	Security	1408	317	250,000					

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: East Chicago Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: IN36-P029-50101 Replacement Housing Factor Grant No:					**Federal FY of Grant:** 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA Wide	Computer & Hardware & Software	1408	808	30,000					
PHA Wide	Staff Training	1408	808	20,000					
PHA Wide	Resident Training & Init.	1408	808	20,000					
PHA Wide	CFP Administration	1410	808	45,000					
PHA Wide	Fees & Cost (A&E)	1430	808	50,000					

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: East Chicago Housing Authority	**Grant Type and Number** Capital Fund Program No: IN36-P029-50101 Replacement Housing Factor No:	**Federal FY of Grant:** 2001

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name East Chicago Housing Authority				☒ **Original 5-Year Plan** ☐ **Revision No:**	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005
	Annual Statement				
29-1/Hunter		45,000	236,500	45,000	250,000
29-2		208,000	150,000	203,119	
29-5/Nicosia		85,000	356,500	85,000	250,.000
29-6/WCC		728,119	15,000	646,000	500,000
29-7		10,000	2,000	17,000	
29-9		50,000		25,000	
PHA Wide		641,791	1,007,910	746,791	767,910
Total CFP Funds (Est.)		1,767,910	1,767,910	1,767,910	1,767,910
Total Replacement Housing Factor Funds					

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2002 PHA FY: 2002			Activities for Year: 3 FFY Grant: 2003 PHA FY: 2003		
	Hunter/29-01	A/C Unit Repair	45,000	Hunter/29-01	Light Fixture Replacement	15,000
	29-02	Bathroom Remodeling	208,000	Hunter/29-01	Bathroom Remodeling	213,500
	Nicosia/29-05	A/C Unit Repair	85,000	Hunter/29-01	Self Closing Doors	8,000
	WCC/29-06	Bathroom Remodeling	528,119	29-02	Insulation in Attic	150,000
	WCC/29-06	Repairs to Gutter, Fascia&Downspouts	200,000	Nicosia/29-05	Bathroom Remodeling	313,500
	29-07	Painting of Units	10,000	Nicosia/29-05	Light Fixture Replacement	30,000
	29-09	Bathroom Remodeling	50,000	Nicosia/29-05	Self Closing Doors	13,000
	PHA Wide	Rehab of Units for Lease up	50,000	WCC/29-06	Self Closing Doors	15,000
	PHA Wide	Landscaping	20,000	29-07	Self Closing Doors	2,000
	PHA Wide	Staff Training	25,000	PHA Wide	Rehab of Units for Lease up	50,000
	PHA Wide	Resident Initiative	30,000	PHA Wide	Landscaping	10,000
	PHA Wide	Security	250,000	PHA Wide	Staff Training	25,000
	PHA Wide	CFP Adm.	50,000	PHA Wide	Resident Initiative	30,000
	PHA Wide	Fees & Cost (A&E)	40,000	PHA Wide	Security	300,000
	PHA Wide	Operations	176,791	PHA Wide	CFP Adm	50,000
				PHA Wide	Fees & Cost (A&E)	40,000
				PHA Wide	Operations	176,791
				PHA Wide	Maint. Vehicles	45,000
				PHA Wide	Stoves	140,560
				PHA Wide	Refrigerators	140,559
	Total CFP Estimated Cost		1,767,910			1,767,910

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 5 FFY Grant: 2005 PHA FY: 2005		
Hunter/29-01	A/C Unit Repair	45,000	Hunter/29-01	Central Air	250,000
29-02	Bathroom Remodeling	203,119	Nicosia/29-05	Central Air	250,000
Nicosia/29-05	A/C Unit Repair	85,000	WCC/29-06	Window Replacement	500,000
WCC/29-06	Bathroom Remodeling	346,000	PHA Wide	Rehab of Units for Lease Up	50,000
WCC/29-06	Repairs to Gutter, Fascia & Downspouts	300,000	PHA Wide	Landscaping	10,000
29-07	Painting of Units	17,000	PHA Wide	Staff Training	25,000
29-09	Bathroom Remodeling	25,000	PHA Wide	Resident Initiative	30,000
PHA Wide	Rehab of Units for Lease up	50,000	PHA Wide	Security	300,000
PHA Wide	Landscaping	30,000	PHA Wide	CFP Admin	50,000
PHA Wide	Staff Training	25,000	PHA Wide	Fees & Cost (A&E)	40,000
PHA Wide	Resident Initiative	30,000	PHA Wide	Operations	217,910
PHA Wide	Security	300,000	PHA Wide	Maint. Vehicles	45,000
PHA Wide	CFP Adm.	50,000			
PHA Wide	Fees & Cost (A&E)	40,000			
PHA Wide	Operations	176,791			
PHA Wide	Maint. Vehicles	45,000			
Total CFP Estimated Cost		1,767,910			1,767,910

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		**Activity Description**						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III *Component 7a*	Development Activities *Component 7b*	Demolition / disposition *Component 8*	Designated housing *Component 9*	Conversion *Component 10*	Home-ownership *Component 11a*	Other (describe) *Component 17*
Hunter Senior Citizen Building, IN 29-1, East Chicago, IN	109 units Elderly High Rise	Capital Improvement	NA	NA	NA	NA	NA	NA
Nicosia Senior Building, IN 29-5, East Chicago, IN	207 units Elderly High Rise	Capital Improvement	NA	NA	NA	NA	NA	NA
Scattered Sites, IN 29-2	104 units Family	Capital Improvement	NA	NA	NA	NA	NA	NA
West Calumet Complex, IN 29-6	346 units Family row and walkup	Capital Improvement	NA	NA	NA	NA	NA	NA
Columbus Drive Apartments, IN 29-7	17 units Family walkup	Capital Improvement	NA	NA	NA	NA	NA	NA
Scattered Sites, IN 29-9	25 units Family walkup	Capital Improvement	NA	NA	NA	NA	NA	NA

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. **General Information/History**
2. **PHDEP Plan Goals/Budget**
3. **Milestones**
4. **Certifications**

Section 1: General Information/History

A. Amount of PHDEP Grant $198,519

B. Eligibility type (Indicate with an "x") N1_____ N2_____ R_____

C. FFY in which funding is requested FY 2001

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Housing Authority of the East Chicago will undertake a comprehensive four-part approach to reducing drug related crime in West Calumet. Part 1: Enhancing public housing security by deploying two additional uniformed community police officers and a part-time patrol supervisor to the West Calumet public housing complex. Part 2: Expanding educational and employment opportunities to public housing youth and residents, through after-school, year-round youth peer tutoring which also employs public housing residents and high school youth. Part 3: Providing public housing youths with supervised pre-teen development activities designed to develop drug awareness and resistance skills, as well as enhanced parental drug awareness training offered at a safe have site in West Calumet. Part 4: Provision of expanded summer basketball clinic for public housing youth to provide structured youth sports activities that stress team work, leadership skills, and drug prevention education.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
West Calumet	346	1157

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months_____ 12 Months___X_ 18 Months_____ 24 Months_____ Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1996	250,000	IN36DEP0290196	0		
FY 1997	242,400	IN36DEP0290197	0		
FY 1998	250,000	IN36DEP0290198	0		
FY1999	177,712	IN36DEP0290199	0		
FY 2000	185,212	IN36DEP0290100	60,842		12/2001

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2001 PHDEP Budget Summary	
Budget Line Item	**Total Funding**
9110 - Reimbursement of Law Enforcement	113,000
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	85,519
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	198,519

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement						**Total PHDEP Funding: $ 113,000**	
Goal(s)	Additional Law Enforcement						
Objectives	Enhanced Security						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.Deploy 2 Additional Law Enforcement Officers for Public Housing			9/2001	12/2002	113,000	0.00	
2.							
3.							

9120 - Security Personnel						**Total PHDEP Funding: $**	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators						**Total PHDEP Funding: $**	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol	**Total PHDEP Funding: $**

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements						**Total PHDEP Funding: $**	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention						**Total PHDEP Funding: $ 85,519**	
Goal(s)	Educate Adults and Youth on Drugs						
Objectives	Provide awareness and alternatives to drug usage						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Expand education and employment opportunities	1157	West Calumet	9/2001	12/2002	28,506	17,160 CDBG	
2. Provide Supervised pre-teen activities	1157	West Calumet	9/2001	12/2002	28,506	17,160 CDBG	
3. Youth Sports Activities	1157	West Calumet	9/2001	12/2002	28,507	17,160/ CDBG	

9170 - Drug Intervention						**Total PHDEP Funding: $**	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment							**Total PHDEP Funding: $**
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs							**Total PHDEP Funds: $**
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	**25% Expenditure of Total Grant Funds By Activity #**	**Total PHDEP Funding Expended (sum of the activities)**	**50% Obligation of Total Grant Funds by Activity #**	**Total PHDEP Funding Obligated (sum of the activities)**
e.g Budget Line Item # 9120	*Activities 1, 3*		*Activity 2*	
9110	1	113,000	1	113,000
9120				
9130				
9140				
9150				
9160	1,2,3	85,519	1,2,3	85,519
9170				
9180				
9190				

TOTAL		$ 198,519		$ 198,519

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the "PHA Certifications of Compliance with the PHA Plan and Related Regulations."