

GOAL: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling

Conduct outreach efforts to potential voucher landlords

Provide incentive transfers to FSS clients who have participated on the program for one year and are in full compliance with FSS and LIPH

GOAL: Provide an improved living environment

Perform necessary modifications to public housing units through capital improvement expenditures to successfully compete with comparable housing markets

Implement new public housing security measures as situations arise that dictate change to the current security program

Implement a management philosophy on individual AMPS to maintain and build the value of the property

GOAL: Strive to make the Housing Authority energy efficient by reducing Authority and tenants energy usage

Objectives:

Utilize the recent energy audit to identify areas of future capital improvement expenditures to conserve energy or natural resources.

Implement an Appliance Replacement Plan using (Energy Star Equipment) for stoves, refrigerators, hot water heaters and HVAC units with poor energy ratings

Discontinued use of all incandescent bulbs and replace with new energy efficient bulbs or fixtures

Promote information about energy conservation to tenants and emphasize the need to recycle and conserve

Goal: Promote self-sufficiency and asset development of assisted households.

Objectives:

Increase the number and percentage of employed persons in assisted housing.

Provide attractive supportive services to improve assistance recipient's employability

Identify and implement programs with community based partners that can promote family self-sufficiency

Goal: Ensure equal opportunity and affirmatively further fair housing.

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.

Goal: Continue compliance with provisions of the Violence Against Women Act (VAWA)

Objectives:

Continue to comply with the Violence Against Women Act (VAWA) to the degree we can. Details are in Attachment A.

5.2 B. PROGRESS ON GOALS & OBJECTIVES ESTABLISHED FOR FISCAL YEARS 2005 – 2009:

The following table reflects the progress we have made in achieving our goals and objectives.

Goal 1: Expand the supply of assisted housing.	
Objective	Progress
Apply for additional rental vouchers.	Due to funding restrictions from HUD the past few years, no new vouchers have been made available to Housing Authorities.
Reduce public housing vacancies.	The goal has been achieved by hiring outside contractors to paint and clean vacant units. We have also created pools of approved applicants to move in once a unit is complete This has reduced the turnaround time needed to process the vacant unit for rental. The HA current waiting list is in excess of 500 clients at this time. Complete.
Leverage private or other public funds to create additional housing opportunities.	It is the desire of the EHA to create new housing and improve neighborhood conditions within our city and around the Washington Gardens community. Architects were hired to review the property at Washington Gardens and make suggestions on improvements to the current structures and surround community. The EHA has been in contact with two developers to discuss construction of LIHTC properties in the area. Continued discussion will take place between the Board of Commissioner and Executive Director to determine the best course of action for the agency. EHA has constructed 3 new homes for purchase or rental for residents in the 50% median income bracket. Additional homes are being considered. Complete.
Attain and maintain a 5% vacancy rate for Public Housing By 2009.	Strategies were implemented to attain our objective of 95% occupancy for a short period of time. Because of the seasonal type of jobs in Elkhart and the transient nature of those individuals working at those jobs, it has been difficult to maintain 95% occupancy over a long period of time. The EHA has been able to maintain an average between 91% and 95% consistently over the past 12 months. Effort will continue to average 95% occupancy. It should be noted that 4 out of the 5 properties operated by the EHA have been occupied at or above the 95% range for several months. Complete.
Improve marketing strategies to inform a broader population of citizens for our product and services.	We have utilized radio, public service announcements, newspapers advertisement, and flyers placed in businesses, stores, doctor's offices etc. to inform our community of our product and services. We have advertised in local Hispanic newspapers to attract the growing number of Hispanic residents in our community. Complete
Feasibility study and potential partnership with other local non-profit agencies to expand or develop new housing units.	The EHA has conducted its own feasibility study based on information gathered from the Elkhart County Affordable Needs Assessment, City information and the EHA Board of Commissioners to determine the direction of new development. The agency has chosen to purchase land and develop homes for FSS, Homeownership and HCV clients through its development corporation. Complete.

Goal 2: Improve the quality of assisted housing.	
Objective	Progress
Improve public housing management:	Public Housing Management has been able to achieve a designation of High Performer 4 out of the last 5 years. Complete
Improve voucher management:	Housing Choice Voucher Program has been able to achieve a designation of High Performer 5 out of the last 5 years. Complete
Increase customer satisfaction	On a regular basis, the EHA will publish and distribute newsletters to inform residents of current and upcoming events. The EHA will also meet bi-monthly with established tenant organizations to inform and discuss resident concerns. The EHA has reserved time at each Board Meeting for residents express their concerns and make suggestions on how the EHA can improve its operations. Complete
Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)	EHA has implemented asset management practices this past year. The change has focused our efforts to improve all aspects of PH and HCV operations and positions us for the challenges of the future. Complete

Train staff in all aspects of property and program management utilizing seminars, conferences and in-house training.	All EHA staff, managers and directors have been trained in HUD's new Asset Management Program. On-going training occurs as the situation mandates. All of the public housing staff attended the State or National NAHRO Conference for updates and future guidance as it relates to HUD's mandated Asset Management or compliance updates. Complete
Maintain a commitment to high-level customer service.	The EHA extends normal business hours at times to accommodate certain program functions such as FSS and Homeownership. Staff's goal is to make contact with clients no later than 24 hours of a call. Public Housing and Maintenance staffs carry cell phones to respond to tenant emergencies 24 hours a day. Security guards have been hired to patrol properties and assist residents with personal issues. Complete

Goal 3: Increase assisted housing choices.

Objective	Progress
Conduct outreach efforts to potential voucher landlords.	Speaking engagements to various landlord organizations and the HA yearly landlord update presented by the Voucher Director and the Executive Director has resulted in continued interest by landlords in our voucher program. The HA has approximately 120 landlords we do business with on an annual basis. Complete.
Increase voucher payment standards.	Because of reduction of funding from HUD the past few years, the current VPS remains at 90 percent. The 90 percent VPS will allow the HCV program to service as many clients as possible up to our baseline of 633 vouchers.
Implement voucher homeownership program.	The EHA has been very successful with our Homeownership and FSS programs. To date, from programs inception we have placed 33 families in homes in the Elkhart community. Complete
Actively seek new landlord participation in the HCV Program.	Through speaking engagements and the annual landlord updates and newsletters, the HA has ask for and received landlord participation on such items has HQS and lead based paint issues. The HA continues to encourage active participation from all landlords. Complete
Apply for additional vouchers from HUD for disabled persons.	The EHA has applied for Mainstream Vouchers through HUD to assist disabled persons with housing. The EHA has not been awarded any vouchers at this time but will continue our efforts to do so. Complete
Study to determine the need for a LIPH Homeownership program.	The EHA has determined it would like to pursue Family Self Sufficiency and Homeownership opportunities for our LIPH clients. A Family Self Sufficiency grant was applied for and received. The agency has hired a coordinator and we currently have 24 public housing participants on the program. Complete

Goal 4: Provide an improved living environment.

Objective	Progress
Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.	The deconcentration analysis conducted in October 2008 continues to show that our family developments both have average incomes below 30% Area Median Income, and therefore the Housing Authority is not subject to deconcentration. Individuals applying for housing have the opportunity to be housed in any development that is available when their name comes to the top of the waiting list. Complete.
Implement public housing security improvements.	The EHA has hired off duty police officers and a security company to patrol our developments after business hours. High-rise buildings have been equipped with cameras which can be monitored at our main office. Also, high security locks have been installed in these buildings so duplicate keys cannot be acquired through local vendors. Electronic key fobs will be installed at all high-rises. Complete.
Perform necessary modifications to Public Housing units and homes to successfully compete with comparable housing markets.	EHA spends in excess of \$500,000 annual to achieve this goal. With the money available in 2008/09 the HA will continue to make modifications to kitchen cabinets and interior doors at Washington Gardens. Siding and roofing of homes in our scattered site developments. Resurfacing exterior balconies at Riverside Terrace and roof replacement at our main office will expend available funding. Complete

Apply sound asset management principles on an individual site basis to maintain and build the value of the property.	The HA is currently implementing a plan to transition to HUD's new Asset Management Program for each development. The EHA plan will ensure that management, property managers and the maintenance department work together as a team to complete the objective to maintain and build the value of all individual properties. Complete
Explore the possibility of designation one High Rise building as an elderly only building.	After researching the idea to designate one high-rise to elderly only, the Board of Commissioner rejected the idea because it would mean less funding to that designated property. Continued research and market conditions may dictate this transformation in the future. Complete

Goal 5: Promote self-sufficiency and asset development of assisted households.

Objective	Progress
Increase the number and percentage of employed persons in assisted families.	EHA has applied for a grant that will provide funding for an LIPH FSS coordinator. This person will help clients seek employment, clean up credit history and work toward purchasing a home in the community. Current numbers indicate our success with this objective, 31% of participants are employed, 14% have become employed since beginning the PH-FSS Program, 39 % are enrolled in educational courses to increase job marketability and 9% have completed job training programs to increase employability. Complete
Provide or attract supportive services to increase independence for the elderly or families with disabilities	The EHA has working relationship with Oaklawn Services and Counsel on Aging to provide service to the elderly and disabled. Complete.
Identify and implement programs with community-based partners that can promote family self-sufficiency. This may include HUD approved project based programs using EHA Sec 8 vouchers	The EHA has partnered with Work One to improve resident's skills and the ability to seek employment providing self-sufficiency. Also, the EHA has used vouchers with a local transitional program housed by the Elkhart Housing Partnership. Complete

Goal 6: Ensure equal opportunity and affirmatively further fair housing.

Objective	Progress
Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.	Public Housing and the Housing Choice Voucher Programs review their administrative plans several times throughout the year and make preference adjustments approved by the Board of Commissioners to fit current needs of the community. Staff is also given updated training annually on fair housing practices. Complete
Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.	Capital Improvements, Public Housing Management, Maintenance and Resident Councils work together annually to create a plan of action to upgrade living condition at all developments. Approximately \$500,000 will be spent to improve living conditions and security for all residents. Complete
Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.	The EHA is currently compliant with ADA requirements throughout the agency and properties. Complete.
Provide training on an annual basis to staff and our partners to promote equal opportunities in housing.	The EHA provides staff training on an annual basis on the practices of fair housing. The HCV program also provides this training to landlords at the annual landlord meeting. Complete
Provide and implement the latest technologies to increase employee efficiency and customer service.	EHA frequently reviews and updates our systems to keep abreast with the latest technology available. Recent updates to our financial our package will allow us to make ACH payments to clients, landlords and vendors electronically. Also, clients are able to make housing payments in the same method for rent. Complete

<p>6.0</p>	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ol style="list-style-type: none"> 1. Eligibility, Selection, Admissions Policies – No changes 2. Financial Resources – Continuously changing. The financial resources summary page is a Supporting Document to this Plan 3. Rent Determinations – No changes 4. Operations and Management – No changes 5. Grievance Procedures – No changes 6. Designated Housing for Elderly and Disabled Families – No changes 7. Community Service and Self-Sufficiency – EHA will increase it’s Section 8 Family Self-Sufficiency Program to 85 participants 8. Safety and Crime Prevention –Elkhart Housing Authority may allow a police officer(s) who would not otherwise be eligible for occupancy in public housing to reside in one or more of the public housing developments. If implemented, such occupancy would be to increase security for public housing residents. The rent shall at least equal the cost of operating the public housing unit. 9. Pets – No changes 10. Civil Rights Certification – No changes 11. Fiscal Year Audit – No changes 12. Asset Management – No changes 13. Violence Against Women Act (VAWA) – See <u>Attachment A</u> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Copies at central office and AMPs 1, 3 and 7. Mayor’s office and RAB members all have copies.</p>
<p>7.0</p>	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>HOPE VI – Not Applicable</p> <p>Mixed-Finance Modernization or Development – If circumstances warrant, Elkhart Housing Authority may become involved in mixed-finance development</p> <p>Demolition and/or Disposition – Elkhart Housing Authority will research the need to demolish or dispose of obsolete public housing. If determined to be feasible, EHA will submit an application for the demolition or disposition of IN 026-2, Washington Gardens, either in part or in total.</p> <p>Conversion of Public Housing – Not Applicable</p> <p>Section 8 Homeownership Program – Elkhart Housing Authority will continue administering the Section 8 Homeownership Program. See <u>Attachment B</u></p> <p>Public Housing Homeownership Program – Elkhart Housing Authority may apply for the Public Housing Homeownership Program at IN 26-2, Washington Gardens (up to 10 units) and/or IN 026-4, Scattered Sites (up to 15 units)</p> <p>Project-Based Vouchers – EHA currently administers Project-Based Vouchers at 525 Middlebury Street, Elkhart, 12 units of Transitional Housing</p> <p>Other – EHA may apply for new programs if NOFAs are issued by HUD or other appropriate opportunities are presented.</p> <p>EHA may convert 0-bedroom units into 1- and 2-bedroom units to increase the marketability of the units, contingent upon the availability of CFP funds.</p>

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																																																																																																
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Attachment C – FY 2010 Capital Fund Program Annual Statement Attachment D – FY 2009 Capital Fund Program Performance and Evaluation Report Attachment E – FY 2009 Capital Fund Program (ARRA Funds) Performance and Evaluation Report Attachment F – FY 2008 Capital Fund Program Performance and Evaluation Report Attachment G – FY 2007 Capital Fund Program Performance and Evaluation Report Attachment H – FY 2006 Capital Fund Program Performance and Evaluation Report Attachment I – FY 2005 Capital Fund Program Performance and Evaluation Report – Final Report</p>																																																																																																
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Attachment J – Capital Fund Program Five-Year Action Plan</p>																																																																																																
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>Not Applicable</p>																																																																																																
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <table border="1" data-bbox="272 1075 1464 1516"> <thead> <tr> <th colspan="8">Housing Needs of Families in the Jurisdiction by Family Type</th> </tr> <tr> <th>Family Type</th> <th>Overall</th> <th>Afford-ability</th> <th>Supply</th> <th>Quality</th> <th>Access-ibility</th> <th>Size</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>Income <= 30% of AMI</td> <td>1,224</td> <td>5</td> <td>4</td> <td>4</td> <td>3</td> <td>3</td> <td>4</td> </tr> <tr> <td>Income >30% but <=50% of AMI</td> <td>1,099</td> <td>4</td> <td>3</td> <td>4</td> <td>2</td> <td>3</td> <td>4</td> </tr> <tr> <td>Income >50% but <80% of AMI</td> <td>514</td> <td>2</td> <td>3</td> <td>3</td> <td>2</td> <td>3</td> <td>2</td> </tr> <tr> <td>Elderly</td> <td>612</td> <td>4</td> <td>3</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Families with Disabilities</td> <td>835</td> <td>4</td> <td>4</td> <td>3</td> <td>5</td> <td>2</td> <td>4</td> </tr> <tr> <td>Black</td> <td>593</td> <td>3</td> <td>3</td> <td>4</td> <td>3</td> <td>3</td> <td>4</td> </tr> <tr> <td>White</td> <td>1,789</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>Hispanic</td> <td>699</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>Native American</td> <td>40</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>Asian</td> <td>24</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> </tbody> </table>	Housing Needs of Families in the Jurisdiction by Family Type								Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location	Income <= 30% of AMI	1,224	5	4	4	3	3	4	Income >30% but <=50% of AMI	1,099	4	3	4	2	3	4	Income >50% but <80% of AMI	514	2	3	3	2	3	2	Elderly	612	4	3	2	2	2	2	Families with Disabilities	835	4	4	3	5	2	4	Black	593	3	3	4	3	3	4	White	1,789	3	3	3	3	3	3	Hispanic	699	3	3	3	3	3	3	Native American	40	3	3	3	3	3	3	Asian	24	3	3	3	3	3	3
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Housing Needs of Families on the Waiting List			
<i>Section 8 Tenant Based</i>			
	# of families	% of total families	Annual Turnover
Waiting list total	518		171
Extremely low income <=30% AMI	466	90%	
Very low income (>30% but <=50% AMI)	44	8%	
Low income (>50% but <80% AMI)	8	2%	
Families with children	357	68.9%	
Elderly families	7	1.4%	
Families with disabilities	51	9.9%	
Single	101	19.5%	
White	237	45.8%	
Black	261	50.4%	
Hispanic	20	3.9%	
Asian	2	.4%	
Pacific Islander/Native Hawaiian	10	1.9%	
American Indian/Alaska Native	2	.4%	
Other	6	1.2%	

Housing Needs of Families on the Waiting List			
<i>Public Housing</i>			
	# of families	% of total families	Annual Turnover
Waiting list total	763		252
Extremely low income <=30% AMI	745	98%	
Very low income (>30% but <=50% AMI)	17	2%	
Low income (>50% but <80% AMI)	1	0%	
Families with children	662	86.7%	
Elderly families	1	.1%	
Families with Disabilities	6	.8%	
Single	94	12.3%	
White	249	32.6%	
Black	452	59.2%	
Hispanic	52	6.8%	
Asian	1	.8%	
Pacific Islander/Native Hawaiian	52	6.8%	
American Indian/Alaska Native	6	.8%	
Other	3	.4%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	3	.4%	
1BR	391	51.3%	
2 BR	172	22.5%	
3 BR	37	4.9%	
4 BR	137	18%	
5 BR	21	2.8%	
5+ BR	2	.3%	

<p>9.1</p>	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Some of the strategies to address the housing needs Elkhart Housing Authority will strive for include the following:</p> <p>Reduce turnaround time for vacant units 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. Purchasing or constructing units and/or buildings</p> <p>Funding and staffing constraints as well as consultation with the Consolidated Plan Agency and the RAB will impact some of the above activities.</p>
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>This was addressed in Section 5.2 B above</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The Elkhart Housing Authority has adopted the following definition of substantial deviation and significant amendment or modification:</p> <p>“A substantial change is any fundamental alteration in the Elkhart Housing Authority’s mission statement, goals and objectives, or key administrative policies as defined by its Board of Commissioners. Any such change will be subject to all prescribed HUD review, comment, and approval requirements.”</p>
<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p><u>See Attachment K</u></p> <p>(g) Challenged Elements – <u>See Attachment L</u></p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

Attachment A

Elkhart Housing Authority

Five-Year and Annual Plans for Fiscal Years 4/1/2010 – 4/1/2014

Violence Against Women Act Report

A goal of the Elkhart Housing Authority is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The Elkhart Housing Authority provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

Through cooperation with the local domestic violence agencies and City of Elkhart Police Department, any cases of violence as described are referred for assistance. The local domestic violence agencies are:

**Victim Assistance Program
Elkhart County Women's Shelter**

The Elkhart Housing Authority provides or offers the following activities, services, or programs that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

The local domestic violence agencies program staff is aware of our housing programs, and makes client referrals to our office. Apparently eligible clients are placed on our waiting list.

For persons already living in a Housing Authority unit who become victims as described, these are referred to police and the local domestic violence agencies for assistance. If the management becomes aware of any violator who may be restricted through an order of protection, that person is prohibited from the premises and is considered a trespasser subject to arrest and removal. The Police Department is cooperative and supportive in cases such as this, and willingly responds and enforces the protective orders.

The Elkhart Housing Authority provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The same methods as described herein, making referrals to the local domestic violence agencies for counseling and support services, and attempting to enforce orders of protection with the cooperation of Police Department personnel, are used.

The Elkhart Housing Authority has the following procedures in place to assure applicants and residents are aware of their rights under the Violence Against Women Act:

All public housing residents and Section 8 participants have been notified of their rights and responsibilities under the Violence Against Women Act.

The orientation for new residents and participants includes information on their rights and responsibilities under the Violence Against Women Act.

The Admissions & Continued Occupancy Policy (ACOP), the Section 8 Administrative Plan, and the Public Housing Dwelling Lease have been revised to include screening and termination language related to the Violence Against Women Act

Attachment B

Elkhart Housing Authority

Five-Year and Annual Plans for Fiscal Years 4/1/2010 – 4/1/2014

Section 8 Homeownership Capacity Statement

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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

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, what is the maximum number of participants this fiscal year? 32

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: **Participants will be ineligible if any debt is owed to Housing Authority, City of Elkhart or any other Housing Authority**

c. What actions will the PHA undertake to implement the program this year (list)?

3. The PHA has demonstrated its capacity to administer the program by (select all that apply):

a. Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.

b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).

LaCasa – 38 years; and Habitat for Humanity of Elkhart County – 22 years

d. Demonstrating that it has other relevant experience (list experience below).

Three trained staff in Homeownership through NeighborWorks

Certified Housing Counselor

Fourteen plus years of combined client counseling.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	Grant Type and Number Capital Fund Program Grant No: IN36P02650110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
PHA Name:	Elkhart Housing Authority	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		201,529			
3	1408 Management Improvements		50,000			
4	1410 Administration (may not exceed 10% of line 21)		100,764			
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		40,000			
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures		582,377			
11	1465.1 Dwelling Equipment—Nonexpendable		10,000			
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment		25,000			
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)		1,009,670			

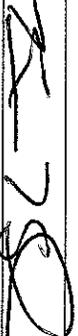
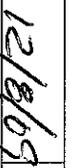
¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Elkhart Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P02650110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
				12/8/09	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program
 PHA Name: Elkhart Housing Authority

Federal FFY of Grant: 2010

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
					Not Applicable – Elkhart Housing Authority is not participating in the Capital Fund Financing Program

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: IN36F02650109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval:	
PHA Name: Elkhart Housing Authority					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹	Expended
21	Amount of line 20 Related to LBP Activities	Original	Revised ²		
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>[Signature]</i>		<i>11/16/09</i>		<i>[Signature]</i>	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PTAS with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	
PHA Name: Elkhart Housing Authority - IN 026		FFY of Grant Approval: 2009	
Grant Type and Number Capital Fund Program Grant No: IN36SO2650109-Stimulus Replacement Housing Factor Grant No: Date of CFPF:			

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009	Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)		10,000		0.00	0.00
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		120,000.00		80300.00	37246.00
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures		1,257,617.00		678150.00	291183.40
11	1465.1 Dwelling Equipment—Nonependable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)		1,387,617		758450	328,429.40

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name:
 Elkhart Housing
 Authority IN026

Grant Type and Number
 Capital Fund Program Grant No: IN36SO2650109-Stimulus
 Replacement Housing Factor Grant No:
 Date of CFPP:

FY of Grant: 2009
 FY of Grant Approval: 2009

Type of Grant

- Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: Revised Annual Statement (revision no:)
 Summary by Development Account Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		11/16/09			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFPP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Elkhart Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P02650108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³			201,529		130,000.00	100,764.48
3	1408 Management Improvements			125,000		50000.00	47,547.32
4	1410 Administration (may not exceed 10% of line 21)			100,764		10000.00	5,031.81
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition			60,000		20000.00	10,352.50
9	1450 Site Improvement						
10	1460 Dwelling Structures			98,587		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable			410,355		30000.00	246,591.30
12	1470 Non-dwelling Structures			50,000		0.00	0.00
13	1475 Non-dwelling Equipment						
14	1485 Demolition			50,000		40000.00	38,586.11
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)			1,096,235		550,000.00	448,873.52

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

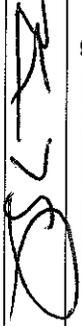
Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Elkhart Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P02650108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:
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Type of Grant Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **9/30/2009** Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date	Signature of Public Housing Director		Date
		12/8/09			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **Elkhart Housing Authority** Grant Type and Number: **IN36P02650107**
 Capital Fund Program Grant No: **IN36P02650107**
 Replacement Housing Factor Grant No:
 Date of CFP:

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost		Obligated	Total Actual Cost ¹	
			Revised ²	Final Performance and Evaluation Report		Expended	
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³	218,882	201,529	201,529.00	201,529.00	201,529.00	0.00
3	1408 Management Improvements	125,000	125,000	125,000.00	125,000.00	12,627.96	50,971.23
4	1410 Administration (may not exceed 10% of line 21)	109,440	100,764	100,764.00	100,764.00		
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition	60,000	60,000	60,000	60,000	47,463.13	
9	1450 Site Improvement						
10	1460 Dwelling Structures	10,000	10,000	10,000	10,000	0.00	
11	1465.1 Dwelling Equipment—Nonexpendable	471,090	410,355	420,355.00	420,355.00	321,819.29	
12	1470 Non-dwelling Structures	50,000	50,000	50,000.00	50,000.00	51,238.00	
13	1475 Non-dwelling Equipment						
14	1485 Demolition	50,000	50,000	50,000.00	50,000.00	30,471.59	
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,094,412	1,007,648	1,007,648.00	1,007,648.00	716,120.20	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name:
Elkhart Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: **IN36P02650107**
 Replacement Housing Factor Grant No:
 Date of CFPP:

FFY of Grant: 2007
 FFY of Grant Approval:

Type of Grant

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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>[Signature]</i>		Date <i>11/6/09</i>	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFPP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: IN36P02650106 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2006 FFY of Grant Approval:	
PHA Name: Elkhart Housing Authority		Reserve for Disasters/Emergencies <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009		Revised Annual Statement (revision no:) <input type="checkbox"/> Revised <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
		Original			Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	202,000	202,000	202,000	202,000
3	1408 Management Improvements	125,000	125,000	125,000	119,870.76
4	1410 Administration (may not exceed 10% of line 21)	101,000	101,000	101,000	101,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	50,000	50,000	50,000	68,413.89
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	443,772	443,772	443,772	435,849.24
12	1470 Non-dwelling Structures	90,000	90,000	90,000	112,584.87
13	1475 Non-dwelling Equipment				
14	1485 Demolition	0.00	85,603	85,603	39,107.73
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,011,772	1,097,375	1,097,375	1,078,826.49

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary		FFY of Grant: 2006 FFY of Grant Approval:	
PHA Name: Elkhart Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P02650106 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
21	Amount of line 20 Related to LBP Activities		Obligated
22	Amount of line 20 Related to Section 504 Activities		Expended
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs	70,000	70,000
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>[Signature]</i>		Signature of Public Housing Director	
Date 11/16/09		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **Elkhart Housing Authority** Grant Type and Number: **IN36P02650105**
 Capital Fund Program Grant No: **IN36P02650105**
 Replacement Housing Factor Grant No: **IN36P02650105**
 Date of CFP: _____ FFY of Grant: **2005**
 FFY of Grant Approval: _____

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: _____)
 Performance and Evaluation Report for Period Ending: _____ Final Performance and Evaluation Report - 9/30/2009

Line	Summary by Development Account	Original	Total Estimated Cost		Obligated	Total Actual Cost ¹	
			Revised ²	Final ³		Expended	Unexpended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³			218,882		218,882	
3	1408 Management Improvements			125,000		104,335.56	
4	1410 Administration (may not exceed 10% of line 21)			109,441		109,441	
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition			60,000		45,563.44	
9	1450 Site Improvement						
10	1460 Dwelling Structures			30,000		13,629.03	
11	1465 I Dwelling Equipment—Nonexpendable			499,089		539,320.23	
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition			52,000		63,240.74	
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						
18a	1501 Collateralization or Debt Service paid by the PHA						
180a	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)			1,094,412		1,094,412	1,094,412.00

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Elkhart Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P02650105 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2005 FFY of Grant Approval:
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<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Final Performance and Evaluation Report -- 9/30/2009			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
21	Amount of line 20 Related to LBP Activities	Original	Expended
22	Amount of line 20 Related to Section 504 Activities	Revised ²	
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number Elkhart Housing Authority - IN 026		Locality (City/County & State) Elkhart, IN			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY Grant: 2011 PHA FY: 4/1/11	Work Statement for Year 3 FFY Grant: 2012 PHA FY: 4/1/12	Work Statement for Year 4 FFY Grant: 2013 PHA FY: 4/1/13	Work Statement for Year 5 FFY Grant: 2014 PHA FY: 4/1/14
B.	Physical Improvements Subtotal	Annual Statement	5,611,250	8,167,384	4,057,670	3,166,189
C.	Management Improvements				30,000	
D.	PHA-Wide Non-dwelling Structures and Equipment		41,000	94,450	70,000	125,000
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		5,652,250	8,261,834	4,157,670	3,291,189
L.	Total Non-CFP Funds					
M.	Grand Total					

Part I: Summary (Continuation)						
PHA Name/Number Elkhart Housing Authority - IN 026		Locality (City/county & State) Elkhart, IN			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY Grant: 2011 PHA FY: 4/1/11	Work Statement for Year 3 FFY Grant: 2012 PHA FY: 4/1/12	Work Statement for Year 4 FFY Grant: 2013 PHA FY: 4/1/13	Work Statement for Year 5 FFY Grant: 2014 PHA FY: 4/1/14
		Annual Statement				
	IN-26-000001		1,022,750	837,350	588,250	548,250
	IN-26-000002		819,100	2,400,617	1,395,675	395,600
	IN-26-000003		1,446,600	3,024,617	471,000	492,840
	IN-26-000004		892,650	784,150	1,021,000	789,800
	IN-26-000007		1,133,900	1,069,650	471,745	688,400
	PHA Wide		338,250	145,450	210,000	377,000
	Total		5,652,250	8,261,834	4,157,670	3,291,189

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Activities for Year: 2 FFY Grant: 2011 PHA FY: 4/1/11			Activities for Year: 3 FFY Grant: 2012 PHA FY: 4/1/12		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IN-26000001 Rosedale Highrise			IN-26000001 Rosedale Highrise		
Annual Statement	HVAC at school	3	36,000	Intercom system	1	100,000
	Clean and seal under canopies	730 sq	29,200	Water heater	1	15,000
	Stairwell lights	36	12,600	Upgrade electric	1	65,000
	Exit lights	26	9,100	Replace plumbing	1	15,000
	Boilers	2	210,000	Enlarge washer drains	4	25,000
	Fob System	1	10,000	Faucet for basement	1	4,000
	Repair front curb and cement	1	8,500	Install AC sleeves in windows	102	153,000
	Repaint and seal balcony floors	5	12,500	Replace exterior steel doors	15	22,500
	Replace interior doors	102	204,000	Replace garage door	1	7,500
	Replace kitchen cabinets	102	204,000	Replace bifold closet doors	102	180,000
	Replace water closets	102	56,100	Add smoke detectors in units	102	17,850
	Exhaust fans in compactor room	1	1,250	Cleanouts in Basement	2	2,500
	Garage door	1	4,500	New parking lot	1	125,000
	Water line replacement in basement	1	100,000	Water shutoff replacement in units	102	100,000
	Update offices	4	125,000	Trash chute doors	6	5,000
	IN-26-000001 TOTAL		\$1,022,750	IN-26-000001 TOTAL		\$837,350
	IN-26-000002 Washington Gardens			IN-26-000002 Washington Gardens		
	Remodel kitchen phase	25	200,000	Retile units	198	576,100
	Resurface parking lot	1	125,000	HVAC	198	565,000
	Replace development signs	2	40,000	Replace roofs on	5	50,017
	Hot water heaters	100	80,000	Replace screen doors	372	279,000
	Replace heaters in 1 bedrooms	16	12,800	Replace downspouts	72	18,000
	Replace steel entry doors	382	97,200	Replace stair treads	198 units	148,500
	Replace floor registers	198 units	89,100	AC in units	198	594,000
	Replace bathroom floors	198	150,000	Replace water heater lines	198	70,000
	Cold air return in units	198	25,000	Tuck point brick	48	100,000
	IN-26-000002 TOTAL		\$819,100	IN-26-000002 TOTAL		\$2,400,617

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
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FY 2011 - (Continued)			FY 2012 - (Continued)		
IN-26-000003 Waterfall Highrise			IN-26-000003 Waterfall Highrise		
Generator	1	50,000	Rehab 1st floor	1	136,500
Replace Motor vents	7	10,500	Replace Mailboxes	127	22,500
Remove trees	2	25,000	Install new sign	1	30,000
Parking lot lighting	5	50,000	Covered entrance	1	90,000
Clean and repair exterior of building	1	282,000	Replace exterior doors	10	18,000
Redesign entry door system	1	50,000	Install extra smoke detectors in units	108	27,000
Replace plumbing in Basement	1	150,000	Replace drain pipes in showers	127	250,000
Replace trash chute doors	10	10,000	Waterproof basement	1	50,000
IN-26-000003 TOTAL		\$1,446,600	IN-26-000003 TOTAL		\$3,024,617
IN-26-000004 Scattered Sites			IN-26-000004 Scattered Sites		
Replace interior doors	825	371,250	Remodel comm. building	1	66,000
Trash enclosures	98	60,000	Security lighting	11	60,500
Fence at comm. building	1	5,000	Sign at Malcolm Dr	1	20,000
Deadbolts for entrance doors	98	35,000	Repair wood fence at Malcolm Dr	650 Lf	9,750
Replace steel entrance doors	196	313,600	Replace steel screen doors	196	166,600
Paint steel lintels	58	14,500	Repair porches	20	57,300
Replace furnace room doors	98 units	83,300	Cable and phone jacks	300	8,000
Clean out main drains	98	10,000	Windows	98 units	396,000
IN-26-000004 TOTAL		\$892,650	IN-26-000004 TOTAL		\$784,150
IN-26-000007 Riverside			IN-26-000007 Riverside		
Replace water heater	1	10,000	Upgrade boiler	1	50,000
Air diverters	7	85,000	Lightning rods	15	80,000
Replace grills on ac sleeves	74	11,100	Replace carpet with tile	14,300 sq ft	78,650
1 st floor doors	100	50,000	MailBoxes	147	50,000
Replace handrails in hallways	2480 Lf	62,000	GFI's	147	36,750
Door alarms	3	5,000	Paint hallways	24,00 sq ft	84,000
Replace interior doors	507	126,750	Install suspended ceiling in hallways	14,300 sq ft	121,550
HVAC common areas	3	35,000	Replace carpet in trash room with tile	600 sq ft	4,800
Tile in units	147	316,750	Rehab unit kitchens	147	470,400
Replace closet doors	295	132,300	Install grab bars in bathrooms	294	73,500
New kitchen cabinets	147	200,000	Replace smoke detectors in common areas	10	20,000
Replace pull stations	147	100,000	Trash Chute doors	10	15,000
IN-26-000007 TOTAL		\$1,133,900	IN-26-7 TOTAL		\$1,069,650

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
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 Expires 4/30/2011

FY 2011 - (Continued)			FY 2012 - (Continued)		
PHA Wide			PHA Wide		
Maintenance trucks - 1475	2	40,000	Handheld inspection system 1475	1	6,000
Appliances	350	140,000	Maintenance Trucks 1475	2	40,000
Water heater for office 1475	1	1,000	Computer upgrades 1475	1	12,000
Water bypass	1	6,000	Mulch & Landscape equipment 1475	1	20,000
Repair stool flanges	10	30,000	Signage at Admin office	1	6,000
Lights at office parking lot	4	26,000	Automatic opener for gate at office 1475	1	15,000
Carpet in offices	7,350 sq ft	58,800	Reseal crawl space	1	45,000
Replace existing HVAC system	1	36,000	Replace office water heater 1475	1	1,450
Replace exit lights	3	450			
PHA-Wide TOTAL		\$338,250	PHA-Wide TOTAL		\$145,450
Subtotal of Estimated Cost		5,652,250	Subtotal of Estimated Cost		8,261,834

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Activities for Year: 4 FFY Grant: 2013 PHA FY: 4/1/13			Activities for Year: 5 FFY Grant: 2014 PHA FY: 4/1/14		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IN-26000001 Rosedale Highrise			IN-26000001 Rosedale Highrise		
Annual Statement	Lightning rods	15	75,000			
	Mailboxes for building	102	50,000	HVAC hallways	6	25,000
	Canopy for patio	1	72,000	TV for lounge	1	350
	Replace stoves	102	140,000	Repair sidewalks and curbs	1,000 sq ft	8,500
	Public restroom rehab	2	28,000	Roof at Garage	1	26,400
	Fence around parking lots	1	6,250	Clean and seal exterior brick	27,00 slf.	165,000
	Repaint office and school rooms	1200 sq ft	42,000	Expand restrooms	2	8,000
	Install AC sleeves	102	125,000	New Generator	1	100,000
	Units lighting	102 units	35,000	Extra smoke detectors in common area	10	15,000
	Replace slop sinks	6	15,000	Brick Tuck point		200,000
	IN-26-000001 TOTAL		\$588,250	IN-26-000001 TOTAL		\$548,250
	IN-26-000002 Washington Gardens			26-000002 Washington Gardens		
	Retile units	198	100,000	Replace outside faucets	96	31,200
	Upgrade electric service	198	346,500	Gutters	198	25,000
	Bi-fold doors	708	318,600	Repair damaged sidewalks	5,000 sq ft	40,000
	Update playgrounds	3	120,000	Repair porches	22	9,900
	Interior doors	1200	200,000	Fence on alley	1	25,000
	Improve landscape	198 units	100,000	Replace bathroom exhaust fans	198 units	79,200
	Replace HVAC units in 1 Bedroom	16	12,800	Duct cleaning	198	63,200
	Install new thermostats	198	34,650	Replace existing phone jacks	198 units	64,350
	Add security lighting	25	13,125	Replace existing porch lights	198 units	42,750
	Replace security screens	198 units	150,000	Install cable and phone jacks	198 units	15,000
	IN-26-000002 TOTAL		\$1,135,675	IN-26-000002 TOTAL		\$395,600

Capital Fund Program—Five-Year Action Plan

FY 2013 - (Continued)			FY 2014 - (Continued)		
IN-26-000003 Waterfall Highrise			26-000003 Waterfall Highrise		
Resurface building exterior	1	250,000	Replace heater covers	14	50,000
GFI in kitchen	254	21,000	Tile units	127	307,340
Heat cabinets Common Areas	3	44,000	Exterior doors	5	15,000
Lights in stairwells	40	14,000	Lights in boiler room	10	10,000
Replace heat fin tubes in units	127	63,500	Rehab public restrooms	2	53,500
Replace smoke alarms in common area	10	8,500	Replace hot water booster pump	1	20,000
Clean out drains	3	10,000	Replace heaters in elevators	3	7,000
Replace water closets	130	60,000	Replace slop sinks	10	30,000
IN-26-000003 TOTAL		\$471,000	IN-26-000003 TOTAL		\$492,840
IN-26-000004 Scattered Sites			26-000004 Scattered Sites		
Resurface parking lots	1	125,000	Replace interior lights	743	222,900
Storage sheds	98	78,400	Upgrade existing playground	1	75,000
Clean drains	98	25,000	Brick and Porch cement	15	50,000
GFI's in kitchen and bathroom	98	64,000	Landscape around units	98	49,000
Repair sidewalks	98	25,000	Handrail at Malcolm comm building	1	6,500
Install new porch lights	196	68,600	Replace underground water service	98	274,400
Bathroom remodel	98	600,000	HVAC in community building	1	7,500
GFI on exteriors	98	15,000	Floor registers	500	6,500
Main shutoff valves	98	15,000	Insulation in units	98	98,000
Gas hookup for dryers	98	5,000			
IN-26-000004 TOTAL		\$1,021,000	IN-26-000004 TOTAL		\$789,800
IN-26-000007 Riverside			IN-26-000007 Riverside		
Rehab public restrooms	2	15,000	Lights in storage areas	100	15,000
Generator	1	100,000	HVAC for 1 st floor	1	50,000
Repair light poles	12	6,600	Repair screen inlets	7	45,500
Replace sprinkler system	45,000 sq ft	101,250	Closet doors	300	120,000
Repaint and rehab sunrooms	1080 Sq Ft	21,600	Re Surface Lot	1	100,000
Clean existing 1 st floor tile	1530 Sq ft	13,770	Replace carpet with tile	12 floors	78,600
First floor lighting	1530 sq ft	38,250	Replace unit doors	147	198,450
Replace main stack for water closets	147	74,775	Replace water closets with energy units	147	80,850
New lights in common areas	12	25,000	Replace patio door	1	5,000
H/C ramp at patio	1	2,000	Remove trash incinerator	1	50,000
Replace water heaters	147	73,500	Entrance doors	2	100,000
IN-26-000007 TOTAL		\$471,745	IN-26-000007 TOTAL		\$688,400

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

	FY 2013 - (Continued)			FY 2014 - (Continued)		
	PHA Wide			PHA Wide		
	PHA wide shrub removal	100	15,000	Maintenance Trucks ¹⁴⁷⁵	2	40,000
	Bobcat for snow ¹⁴⁷⁵	1	30,000	Parking lot lights	10	12,000
	New computer software ¹⁴⁰⁸	1	30,000	Computer System ¹⁴⁷⁵	1	85,000
	Energy management system	1	50,000	Landscape	1	150,000
	Maintenance Trucks ¹⁴⁷⁵	2	40,000	Parking lot fence	560 Lf	28,000
	Replace HC handrails		5,500	Cement work on steps at office	130 sq ft	8,500
	Replace metal entrance doors	1	3,500	Replace front entrance doors at office	1	17,500
	Rehab office public restroom	2	36,000	Repair cracked tile in lobby	900 sq ft	36,000
	PHA-Wide TOTAL		\$210,000	PHA-Wide TOTAL		\$377,000
	Subtotal of Estimated Cost		4,157,670	Subtotal of Estimated Cost		3,291,189

Attachment K

Elkhart Housing Authority

Five-Year and Annual Plans for Fiscal Years 4/1/2010 – 4/1/2014

Comments of the Resident Advisory Board

Elkhart Housing Authority conducted a meeting with the Resident Advisory Board on November 3, 2009.

Elements of the PHA Plan Template and the Capital Fund Program grants were discussed. The RAB members agreed with the Plan as presented and no suggestions or changes were offered by them.



**Kim Sindle, Executive Director
Elkhart Housing Authority**

December 17, 2009

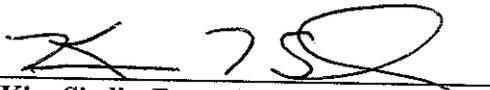
Attachment L

Elkhart Housing Authority

Five-Year and Annual Plans for Fiscal Years 4/1/2010 – 4/1/2014

Challenged Elements

There were no challenged elements to Elkhart Housing Authority's Annual and Five-Year Plans.


Kim Sindle, Executive Director
Elkhart Housing Authority

December 17, 2009