

Visited 10/12/2016



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



Housing Authority of the City of East Chicago
4920 Larkspur St
East Chicago, IN 46312
www.echa-in.org

PHA Plan

Annual Plan for Fiscal Year 2016

5-Year Plan - FY 2015-2019 Update



Public Hearing Date: October 5, 2015

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PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1. PHA Information

PHA Name: The Housing Authority of East Chicago PHA Code: IN029

PHA Type: Small High Performing Standard HCV (Section 8)

PHA Fiscal Year Beginning: 01/01/2016

2. Inventory

(based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: 799 Number of HCV units: 697

3. Submission Type

5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4. PHA Consortia

Not applicable

5. 5-Year Plan

Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission

State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:

The East Chicago Housing Authority (ECHA) shall manage and maintain real estate including its current housing stock and provide additional affordable housing for residents in the City of East Chicago: In support of this statement, the ECHA is committed to: 1) Maintaining an economic income mix of residents; 2) Proactively providing residents with social services necessary to housing/welfare reform requirements; 3) Using whatever economic development source available as a means to support its housing effort; 4) Upgrading all units to an above standard condition; 5) Maintaining all units at an above standard condition; 6) Reaching and maintaining a financially stable and independent status; and 7) Providing an atmosphere where residents are encouraged to use public housing as limited-term resource.

5.2 Goals and Objectives

Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Please see the East Chicago Housing Authority's Goals and Objectives on the following pages and the narrative description on goal progress made in Section 10 on pages 27-28.

Introduction

ECHA is moving forward to accomplish the great things they outlined in the 5-Year Plan in 2015. The ECHA team is dedicated to modernizing the existing portfolio, creating new affordable housing opportunities, and assisting residents in reaching self-sufficiency goals. The agency intends to accomplish these important goals by working closely with the City and other local agencies to pool resources and capitalize on the momentum of redevelopment opportunities, such as the North Harbor Revitalization. ECHA is committed to establishing new local, regional and national partnerships to be an active partner in the City's vision for the waterfront. As such, the agency is in the planning phases of a major redevelopment effort for the James Hunter Senior Building; the building and the apartments will be completely overhauled.

The ECHA team is working to bring in private resources to invest in its affordable housing communities and is continuously looking for ways to operate more efficiently. The uncertain economic times has made the way the agency carries out its mission more critical than ever. ECHA is working to ensure that the staff team maximizes the funding available to improve the agency's properties, explore new development opportunities in a wider range of neighborhoods and expand partnerships with others who share ECHA's vision.

The Executive Staff Team meets monthly to discuss continuous progress of last year's strategic meeting held on May 15, 2014 where they discussed the vision for the future of the agency.

The visioning session at that time included the following topics:

- 1. Review five-year goals/discuss progress in meeting five-year plan goals**
2. Overview of housing needs (waiting lists/demographics/City Consolidated Plan)
- 3. Vision for existing portfolio**
 - AMP 1: James Hunter Senior Building
 - AMP 2: John B. Nicosia Senior Building
 - AMP 3: West Calumet Complex
 - AMP 4: Scattered Sites/Columbus Drive Apartments
- 4. Priorities for the Agency**
 - Modernization (Required/Preferred)/ Development/Homeownership
 - Housing Choice Voucher Program/Community and Supportive Services
- 5. Tools**
 - ECHA Affiliates/Instrumentalities
 - Disposition/Conversion/Rental Assistance Demonstration Program
 - Community Partnerships/Memorandums of Agreement
- 6. Funding Sources**
 - Capital Funds/Program Income/HOME Funds/ Federal Home Loan Bank /Youthbuild/ Family Self-Sufficiency/Resident Opportunities and Self-Sufficiency
- 7. Future Goals**
 - Strategies/Policies and Procedures

ASSETS	
Goal 1	Ensure physical and financial viability of each property
Strategy	Create a sound strategy for current and future physical and financial viability of each property
Action Steps	Use various financial resources, including conversion to HCVs to expand viability of each development
	Obtain development and financing capacity to support the implementation of this goal
Strategy	Realize maximum yield for any property proposed for disposition from the portfolio
Action Steps	Pursue then use all HCV and DDTF to the benefit of demolition/disposition action
	Use proceeds (at closing and over time as payment on purchase money notes) as future source of fund for mixed-finance activity
Strategy	Obtain non-traditional financial and supportive services to develop and rehab affordable housing
Strategy	Recognize the significant market value of each ECHA property

Goal 2	Transition residents into more modern affordable housing developments
Strategy	Expand housing options for individuals/families, include various unit types in all existing/new developments
Action Steps	Hunter Building: Develop redevelopment process
	Scattered Sites I and II: conduct physical/viability assessment, continue the process for replacement of 14 units, dispose of units
	Nicosia: Determine the feasibility of redevelopment of the site. Either renovate building or relocate residents and dispose of property and build replacement housing

Goal 3	Reposition the scattered site program to promote revitalization
Strategy	Expand opportunities for housing integration and de-concentration
Action Steps	Promote an effective homeownership program
	Use appropriate program tools, such as Section 8 HCV to support homeownership

BUSINESS PRACTICES	
Goal 4	Diversify ECHA's capabilities and competencies to support its mission
Strategy	Develop non-HUD income streams
Action Steps	Establish a private entity to provide fee services: housing development, maintenance services, lending, home sales
Action Steps	Look for opportunities to manage or acquire other affordable housing developments or units
Action Steps	Employ energy conservation/green building practices in all renovations and new development to improve efficiency/reduce costs
Strategy	Ensure viability of ECHA owned/subsidized/managed units
Action Steps	Evaluate income and expenses on a quarterly basis

Goal 5	Maintain and strengthen financial viability
Strategy	Operate using privately-held housing owner, management, and maintenance means and methods
Action Steps	Provide targeted training and specialized education to build capacity
Action Steps	Develop partnership with those whose products or services align with the ECHA mission

Goal 6	Become the best Affordable Housing Company in the region
Strategy	Always show more income than expenses
Action Steps	Conduct monthly cash flow assessment for each property
Strategy	Improve public housing management
Action Steps	Increase PHAS score to 92% by December 31, 2016
Action Steps	Improve percentage of response to emergency work orders within 24 hours to 100% by December 31, 2016
Action Steps	Reduce average unit turnaround time to less than 30 days
Strategy	Maintain voucher management excellence
Action Steps	Maintain SEMAP score of 96 or better (High Performer)
Action Steps	Establish Section 8 FSS program to support homeownership initiatives

MARKET	
Goal 7	Respond to current and projected market needs of a broad range of market segments
Strategy	Increase customer satisfaction and standards
Action Steps	Regularly conduct customer satisfaction surveys for residents and for holders of HCVs
	Continue a quarterly newsletter

DEVELOPMENTS	
Goal 8	Rebrand ECHA's developments as choice communities
Strategy	Focus staff on the importance of public perception, curb appeal, attention to details and effectively marketing ECHA properties
Action Steps	Develop community garden program with the assistance of the Lake County Master Gardner Program
	Incorporate green initiatives in all renovations including use of native plants in landscape
	Utilize Lake County internee work program for various community clean ups
Goal 9	Create healthy, welcoming and supportive living environments in all housing developments
Strategy	Promote healthy living lifestyle as a part of community life
Strategy	Promote culture and arts in all aspects of community life
Action Steps	Engage arts, cultural and recreational organizations to provide programs for residents, particularly the youth

RESIDENTS	
Goal 10	Create a full path to self sufficiency for ECHA residents
Strategy	Achieve greater accountability through strengthening lease enforcement/lease provisions, enhanced monitoring and training
Action Steps	Modify ACOP to ensure support for portfolio transformation and asset management approaches
	Modify Section 8 Administrative Plan to ensure support for initiatives triggered through the Strategic Plan
	Partner with the City to expand homeownership opportunities

PARTNERS	
Goal 11	Improve accountability for participants and landlords of all HCV programs
Action Steps	Modify Section 8 Administrative Plan for compliance with new vision, goals and strategies within the plan
	Educate and train staff and landlords in how existing HCV program regulations will support stricter lease enforcement
Goal 12	Establish strong partnerships with all City agencies and programs as appropriate
Action Steps	Use existing City homeownership preparation and financing programs for ECHA home sale efforts
	Develop collaborative City relationships to institute land banking for future development opportunities/revitalization

6.0 PHA Plan Update

6 (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The ECHA will enforce and review and revise the following changes for the residents the lease, house rules and Admissions and Continued Occupancy Policy (ACOP) in 2015:

- Enforce Housekeeping Policy – In House Rules
- Enforce \$35 Debris Charges – In House Rules
- Utility Allowances review and revisions – In ACOP
- Vacated Unit Policy – In House Rules

6 (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.

Copies of the Plan are available at the following locations:

1. **4920 Larkspur Drive, East Chicago, IN 46312 (ECHA's Office)**
2. **3625 Pulaski Street, East Chicago, IN 46312 (James Hunter Senior Building)**
3. **4720 Railroad Avenue, East Chicago, IN 46312 (John B. Nicosia Senior Building)**

The Plan is also posted on the East Chicago Housing Authority's website **www.echa-in.org**.

PHA Plan Elements (24 CFR 903.7)

1. Eligibility, Selection and Admissions Policies, including De-concentration and Wait list
Eligibility - ECHA verifies eligibility for admission. The non-income screening factors ECHA uses to establish eligibility for admission for public housing and the housing choice voucher program are criminal or drug related activity, rental history, housekeeping, suitability, bad debt owed to any public housing authority or violation of family obligations in any past public housing authority or utility company, and credit history.

The ECHA uses a site based wait list for all of its public housing sites. Households may choose their site when applying for admission to public housing at ECHA's Central Office, or online when the waiting list is opened. Applications are mail to those who successfully pre-apply online. Senior Housing is available all year and applications can be picked up on Tuesdays and Thursdays at the ECHA's Central Office. Families can apply for the housing choice voucher waiting list at ECHA's central office when the waiting list is opened. The ECHA Admissions/Occupancy Procedures is available to view online.

Selection and Admissions Policies - It is the PHA's policy that each applicant shall be assigned an appropriate place on the waiting list for the developments in which the applicant wishes to reside. Applicants will be listed in sequence based upon the waiting list guidelines stated below. In filling an actual or expected vacancy, the PHA will offer the dwelling unit to an applicant in the appropriate sequence.

The PHA will administer its waiting lists as required by 24 CFR Part 5, Part 945 and 960 Subparts A and B. The waiting list will be maintained in accordance with the following guidelines:

- The application will be a permanent file
- The list will state the head of household name and /racial and ethnic designations
- All applicants in the wait pool will be maintained in order of preference/application date
- Applications equal in preference will be maintained by date and time sequence
- Applicants will be listed by size and type of unit required
- All applicants must meet applicable income eligibility requirements as established by HUD

De-concentration - The system of site-based waiting lists will be carefully monitored to assure that civil rights and fair housing are affirmatively furthered. In order to monitor the site-based waiting lists the PHA will:

- Self-monitor its system of site-based waiting lists at least biannually to assure that racial steering does not occur. If the PHA's biannual analysis of its site-based waiting list indicates that a pattern of racial steering is or may be occurring, the PHA will take corrective action.
- Assess changes in racial, ethnic or disability-related resident composition at each PHA site that has occurred during the implementation of the site-based waiting lists based on PIH Information Center (PIC) data.

2. Financial Resources

FINANCIAL RESOURCES			
2016 PLANNED SOURCES AND USES			
	Sources	Planned Funding	Planned Uses
1	Federal Grants		
a	Public Housing Operating Fund	\$ 2,613,396	Admin & Maintenance
b	Public Housing Capital Fund	\$ 1,270,037	See Annual Statement
c	HOPE VI Revitalization		
d	HOPE VI Demolition		
e	Annual Contributions for Section 8 Tenant-Based Assistance	\$ 3,360,038	Admin & HAP
f	Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g	Resident Opportunity and Self- Sufficiency Grants		
h	Community Development Block Grant		
i	HOME Other Federal Grants (list below)		
2	Prior Year Federal Grants (unobligated funds only) (list below)		
	CF 13	\$ 2,524	See Annual Statement
	CF 14	\$ 643,112	See Annual Statement
	CF 15	\$ 1,270,037	See Annual Statement
3	Public Housing Dwelling Rental		
	Income	\$ 1,616,543	Admin & Maintenance
4	Other income (list below)		
	Non Rental Income	\$ 186,382	Admin & Maintenance
	Other Rental	\$ 168,662	Admin & Maintenance
5	Non-federal sources (list below)		
	Total resources	\$ 11,130,731	

3. Rent Determination

Flat Rents - ECHA's public housing flat rental amount for each dwelling unit is outlined below:

- ☐ Is based on the market rental value of the unit, as determined by ECHA
- ☐ Is designed so that the rent structures do not create a disincentive for continued residency in public housing by families who are attempting to become economically self-sufficient through employment or who have attained a level of self-sufficiency through their efforts

The PHA shall review the income of families paying flat rent not less than once every three (3) years. Family composition will be reviewed annually for all families, including those paying flat rent. For a family paying flat rent there will be no utility deduction.

Income-Based Rents

The monthly Total Tenant Payment (TTP) amount for a family shall be an amount, based on the total family income, as verified by the PHA, that does not exceed the greatest of the following amounts:

- ☐ Thirty percent (30%) of the family's monthly-adjusted income
- ☐ ECHA's minimum public housing and HCV rent of \$50

4. Operations and Management

Operations - ECHA maintains site based waiting lists at all of its public housing sites.

Amp 1 (29-1) James Hunter Building, 3625 Pulaski St., East Chicago, IN 46312

Amp 2 (29-5) John B. Nicosia Building, 4720 Railroad Ave., East Chicago, IN 46312

Amp 3 (29-6) West Calumet Complex, 4942 Mc Cook Ave., East Chicago, IN 46312

Amp 4 (29-2, 7, 9) Scattered Sites/Columbus Dr. Apts, 3625 Pulaski St., East Chicago, IN 46312

Public Housing Maintenance and Management policies and procedures include:

- ☐ Schedule of Fees and Charges
- ☐ Maintenance Procedures Manual
- ☐ Procedures Manual
- ☐ Admissions and Continued Occupancy Policy

Housing Choice Voucher Management policies include:

- ☐ Section 8 Administrative Plan

Management - ECHA's Updated Organizational Chart is included.

The Housing Authority is managed by an Executive Director who is responsible for all aspects of implementation of Authority policy and programs. ECHA has 51 full-time staff members, with only one currently vacant position and five part-time or temporary positions. The Executive Director directly oversees an Executive Secretary, Human Resources Manager, HUD Compliance Coordinator, Finance Director, Section 8 Director, Public Housing Operations Director, Community Services Director. Each Department Director oversees specific operations with their respective staff.

The Authority is governed by a seven member volunteer Board of Commissioners who act as a policy making unit appointed by the Mayor of the City of East Chicago and confirmed by the City Council. The Board typically meets once monthly and elects its own Chairperson and Vice-Chairperson. The Executive Director also serves as the Board Secretary.

5. Grievance Procedures

Grievances shall be handled in accordance with the Authority's approved grievance procedures. The written grievance procedure is incorporated into this document by reference and is the guideline to be used for grievances and appeals.

Procedure Summary: A request for an informal review must be received in writing by the close of the business day, within five days of the tenant's receipt of the summary of the informal settlement. Within 10 business days of receiving a written request for a hearing, the hearing officer will schedule and send written notice of the hearing. ECHA grievance hearings will be conducted by an impartial person/persons appointed by the ECHA and not a panel. Efforts will be made to assure that the person selected is neither a friend nor enemy of the complainant, that they do not have a personal stake in the matter under dispute, and will otherwise not appear to lack impartiality. The applicant will be given the option of presenting oral or written objections to the decision. Both the PHA and the family may present evidence and witnesses. The family may use an attorney or other representative to assist them at their own expense. A notice of the review findings will be provided in writing to the applicant within 10 days after the review. It shall include the decision of the reviewer, and an explanation of the reasons for the decision. All requests for a review, supporting documentation and a copy of the final decision will be retained in the family's file.

6. Designated Housing for Elderly and Disabled Families

Development Name and Number	James Hunter	John B Nicosia
Designation Type	Near-Elderly (age 55+)	Near-Elderly (age 55+)
Date Application was Approved	06/17/14	06/17/14
Number of Units	109	206

7. Community Service and Self Sufficiency

The PHA coordinates, promotes and provides programs to enhance the economic and social self-sufficiency of residents. The ECHA Community and Self Sufficiency Policy is attached as Attachment C. Services and programs offered to residents and participants include:

- Pilot library
- GED classes
- Resume writing
- Work One
- Parenting classes
- Household budgeting
- Housekeeping
- Tutoring program
- School café
- Youth intramural basketball
- Teen scene
- Senior crocheting club
- Wellness programs
- Food pantry
- Youth gymnastics/track/chess/art programs

Family Self Sufficiency

ECHA currently operates a Housing Choice Voucher and Public Housing Family Self Sufficiency (FSS) program. The program intends to promote and provides programs to enhance the economic and social self-sufficiency of ECHA’s residents. Currently 29 Public Housing households and 21 Housing Choice Voucher households participate in ECHA’s FSS program. In 2016, ECHA hopes to apply for HUD FSS funding to support a full-time FSS Coordinator position.

8. Safety and Crime Prevention

ECHA's plan to address the issues concerning theft, vandalism, loitering, traffic and the quality of services provided by the East Chicago Police Department and Security Services.

The following items were implemented:

Safety/Security Items	Status
ECHA continues the installation of steel cages around air conditioning units and copper tubing to prevent theft.	Completed
All residents with vehicles must have a valid Indiana's Driver's License and register with ECHA in order to obtain a sticker, which will be replaced annually.	Completed
ECHA's lease agreement was revised to require that all ECHA residents obtain an Indiana drivers license within 30 days of moving into an ECHA unit.	Completed
ECHA installed No Trespassing or Loitering signs throughout its properties.	Completed
ECHA installed speed bumps that are vandalism-proof at the West Calumet guardhouse and other locations throughout complex.	Completed
ECHA encouraged the appointment of Block Captains to assist in the monitoring and maintenance of senior buildings.	Completed
ECHA installed an Anonymous Tip Line Phone.	Completed
ECHA added updated cameras at West Calumet, which will be synchronized with the East Chicago Police Department system.	Completed
Continued training by ECHA's third party security company to ensure the security company's staff is trained and encourage high performance.	Completed
ECHA worked with the City of East Chicago to install Shotspotters at its public housing communities.	

The crime prevention activities conducted or to be conducted by ECHA are 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, installation of security cameras, campus card access device installation, criminal background checks will be performed on existing residents on a random basis and a targeted area with reported problems.

Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan, police provide crime data to PHA staff for analysis and action, police have established a physical presence on PHA properties.

9. Pets

ECHA's pet policy is to establish ownership of pets in elderly, disabled and family housing and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. The policy also establishes reasonable rules governing the keeping of common household pets. The pet policy is designed to protect both pet owners and non-pet owners, and to ensure the animals receive responsible care. The policy applies to all pets kept in PHA housing. The rules adopted are reasonably related to the legitimate interest of the PHA to provide a decent, safe and sanitary living environment for all residents, to protect and

preserve the physical condition of the premises, and to protect the financial interest of the PHA. The ECHA Pet Policy is attached as Attachment D.

A. Registration of Pets

Pets must be registered with the PHA before they are brought onto the premises.

Registration must be updated annually, coordinated with the annual recertification date. Proof of license and inoculation must be submitted with the resident's annual recertification documents.

B. Non-Applicability of Pet Policy to Animals that Assist Persons with Disabilities (Reasonable Accommodation for Assistance Animals)

Certain animals provide assistance or perform tasks for the benefit of a person with a disability. Such animals often referred to as assistance animals, service animals, support animals or therapy animals provide disability related functions including, but not limited to guiding visually impaired individuals, alerting hearing-impaired individuals to sounds and noises, providing protection or rescue assistance, pulling a wheelchair, seeking and retrieving items, alerting individuals to impending seizures and providing emotional support to persons who have a disability related need for such support.

Assistance animals are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability, or provide emotional support that alleviates one or more identified symptoms or effects of a person's disability. Animals do not necessarily have to be formally trained to qualify as assistance animals however the animal must actually perform the assistance or provide the benefit needed by the person with the disability. Reasonable accommodation requires that there is a relationship between the person's disability and his or her need for the animal.

Assistance animals that are needed as a reasonable accommodation for persons with disabilities are not considered pets, and thus, are not subject to certain portions of the PHA Pet Policy. There is no pet deposit for approved assistance animals.

Household members with documented disabilities are exempt from pet deposits, provided the exemption is requested. All other residents requesting exemption from the pet deposit requirement must request a verification of the need for reasonable accommodation for an assistance animal, which must be provided by a licensed physician, attending health care professional, or other qualified professional and submitted on a *Verification of Need for Reasonable Accommodation* form. The PHA will consider all requests for reasonable accommodation.

An animal qualifies as a reasonable accommodation if: an individual has a disability, as defined in the Fair Housing Act or Section 504; the animal is needed to assist with the disability; and the individual who requests the accommodation demonstrates that there is a relationship between the disability and the assistance that the animal provides.

All residents must comply with the provisions of the *Lease and Pet Policy/Agreement* regarding the responsibilities of pet owners to control the animals, maintain the premises in clean and sanitary condition, and ensure that their animal does not interfere with any neighbors right to enjoy the premises in a safe and peaceful manner.

☐ The PHA retains the right to disapprove an assistance animal as a means to provide a reasonable accommodation for an individual with a disability in the following cases:

☐ There is reliable objective evidence that the animal poses a direct threat to the health or safety of others that cannot be reduced or eliminated by a reasonable accommodation.

- ☐ There is reliable objective evidence that the animal would cause substantial physical damage to the property of others.
- ☐ The presence of the assistance animal would pose an undue financial and administrative burden to the PHA.

10. Civil Rights Certification, 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.

ECHA certifies that it examines its current/proposed programs to identify any impediments to fair housing choice within its programs, addresses these impediments in a reasonable fashion in view of the resources available, works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing, and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. It is the policy of ECHA to comply fully with all Federal, State, and local nondiscrimination laws and with the rules and regulations governing fair housing and equal opportunity in housing and employment.

To Affirmatively Further Fair Housing, ECHA has a commitment to full compliance with applicable civil rights laws, the PHA will provide Federal/State/local information to voucher holders regarding discrimination and any recourse available to them should they be victims of discrimination. Such information will be made available during the family briefing session and placed in their briefing packet.

Except as otherwise provided in 24 CFR 8.21(c)(1), 8.24(a), 8.25, and 8.31, no individual with disabilities shall be denied the benefits of, be excluded from participation in, or otherwise be subjected to discrimination because the PHA's facilities are inaccessible to or unusable by persons with disabilities.

11. Fiscal Year Audit, 24 CFR Part 903.7 9 (p) The most recent fiscal year audit is included in this plan.

12. Asset Management, 24 CFR Part 903.7 9 (q)

The agency will carry out its asset management functions with respect to the public housing inventory of the agency. The agency will continue to plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

The asset management activities the PHA will undertake include development-based accounting, project-base vouchers and comprehensive portfolio assessment.

13. Violence Against Women Act (VAWA)

The Violence against Women Reauthorization Act of 2005 (VAWA) requires ECHA inform public housing tenants of their rights under this law, including their right to confidentiality.

ECHA will take the following steps to ensure that all actual and potential beneficiaries of its public housing program are notified about their rights under VAWA.

- ECHA will post the following information regarding VAWA in its offices and on its Web site. It will also make the information readily available to anyone who requests it.
- A summary of the rights and protections provided by VAWA to public housing applicants and residents who are or have been victims of domestic violence, dating violence, or stalking (see sample notice in Exhibit 16-1)
- The definitions of domestic violence, dating violence, and stalking provided in VAWA (included in Exhibit 16-1)
- An explanation of the documentation that the PHA may require from an individual who claims the protections provided by VAWA
- A copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking
- A statement of ECHA's obligation to keep confidential any information that it receives from a victim unless (a) the PHA has the victim's written permission to release the information, (b) it needs to use the information in an eviction proceeding, or (c) it is compelled by law to release the information (included in Exhibit 16-1)
- The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800- 787-3224 (TTY)
- Contact information for local victim advocacy groups or service providers

7. Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

7. Include statements related to these programs as applicable.

(a) HOPE VI Activities or Mixed-Finance Modernization or Development: As part of the large-scale revitalization efforts along the Indiana Lake Michigan Harbor, the East Chicago Housing Authority (ECHA) is looking into pursuing, if feasible, a mixed-finance redevelopment of two important AMPs. The James Hunter Senior Building and the North Harbor I Scattered Sites. ECHA is also looking to procuring, again if feasible, an affordable housing developer to assist with these efforts. Low-Income Housing Tax Credits (LIHTC), Rental Assistance Demonstration (RAD) HOME, Community Development Block Grant (CDBG), Federal Home Loan Bank (FHLB)-Affordable Housing Program (AHP), among other sources of affordable housing financing will be pursued to facilitate redevelopment of these sites.

ECHA is utilizing its instrumentality, Manage East Chicago Housing Agency (MECHA), for its mixed-finance and homeownership initiatives. MECHA is an entity formed in accordance with applicable laws, and whose assets, operations and management are legally and effectively controlled by ECHA. MECHA utilizes Public Housing Funds and assets for the purpose of creating public and affordable housing. The role of MECHA was to serve as co-developer, with a Developer Partner that would be procured properly pursuant to 24 CFR 85.36. Currently, MECHA is procured by ECHA to serve a more lead role, to exercise significant rental and homeownership development functions.

ECHA works closely with the City of East Chicago and has identified land and existing single-family homes that may be developed/redeveloped by the agency.

In addition, since ECHA is continually looking to enhance its portfolio, it may continue to implement the ECHA 2012-2016 Strategic Plan by disposing/demolishing other units if opportunities arise.

Mixed Finance - The East Chicago Housing Authority may work with a Development Corporation to redevelop the James Hunter Senior Building (29-1) AMP 1, located at 3625 Pulaski Street. This site is part of the City of East Chicago's comprehensive plan the Waterfront Revitalization Initiative; the Hunter building is part of the Lakefront District strategy enhancement zone.

The current operation of the Hunter building under the traditional 100% ACC public housing model, including public housing rents for operations and capital funds improvements, is sustainable for now but unclear for the future. Combining public and private financing to make dramatic improvements on the interior and exterior condition though is important in order to contribute to the revitalization of this target area. Also, ECHA intends to provide a senior community where residents can age in place with dignity and the proper resources.

Visited 10/12/2016

Development name: North Harbor I Scattered Sites
Development project number: 29-2 (AMP 4) Family
Activity type: Disposition/Demolition
Application status: Planned Application
Date application planned for submission: Varies (10/2015 through 12/15/16)
Number of units affected: 88
Coverage of action: Partial or Total Development (TBD)
Timeline for development activity: Start date of activity 01/01/16; Projected end of activity 12/31/16

Development name: James Hunter Building
Development project number: 29-1 (AMP 1) Senior
Activity type: Disposition/Demolition
Application status: Planned Application
Date application planned for submission: TBD
Number of units affected: 109
Coverage of action: Total Development
Timeline for development activity: Start date of activity 01/01/16; Projected end of activity 12/31/16

Development name: John B. Nicosia Building
Development project number: 29-5 (AMP 2) Senior
Activity type: Disposition/Demolition
Application status: Planned Application
Date application planned for submission: TBD
Number of units affected: 206
Coverage of action: Total Development
Timeline for development activity: Projected start date of activity 1/01/16; Projected end of activity 12/31/17

Development name: West Calumet
Development project number: 29-2 (AMP 3) Family
Activity type: Disposition/Demolition
Application status: Planned Application
Date application planned for submission: TBD
Number of units affected: 346
Coverage of action: Partial or Total Development (TBD)
Timeline for development activity: Projected start date of activity 1/01/16; Projected end of activity 12/31/16

(c) Conversion: The East Chicago Housing Authority (ECHA) has reviewed preliminary information from its Financial Consultant to assess whether the Rental Assistance Demonstration (RAD) program is a viable option for all of its properties including, AMP 1: James Hunter Senior Building, AMP 2: John B. Nicosia Senior Building, AMP 3: West Calumet Complex, AMP 4: Scattered Sites/Columbus Drive Apartments. At this point, RAD does not appear to be a viable option. ECHA may consider Voluntary Conversion or RAD in the future.

(d) Homeownership: ECHA and its instrumentality, MECHA, play a significant role in the City's efforts to promote homeownership. The details of the partnership are evolving. ECHA continues in its efforts to identify homeownership opportunities and participants for the homeownership program. These participants will enroll in a homeownership-counseling program approved by ECHA. MECHA, working with the City and the Department of Redevelopment continue its efforts to provide city employees and residents opportunities for homeownership through MECHA.

(e) Project-based vouchers: The East Chicago Housing Authority (ECHA) intends to explore the possibility of project-basing some of its vouchers. If ECHA determines it is in the agency's best interests to assist units with project based vouchers (PBV), ECHA will follow the proper HUD procurement process to award any PBVs.

8 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1 Capital Fund Annual Statement/Performance and Evaluation Report

As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

Please see Attachment.

8.2 Capital Fund Program Five-Year Action Plan

As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, 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.

Please see Attachment.

8.3 Capital Fund Financing Program (CFFP)

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.

Not Applicable.

9 Housing Needs

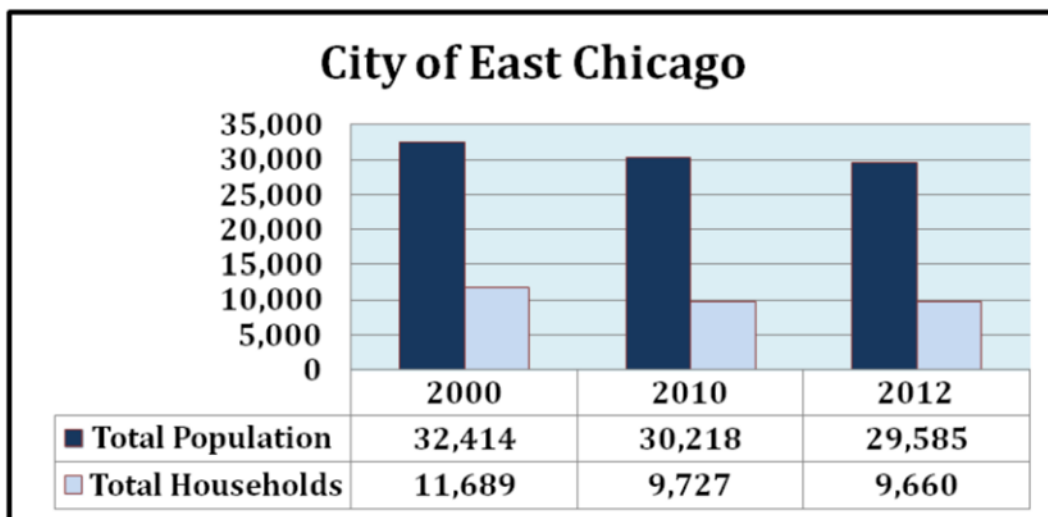
Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the 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.

The City of East Chicago is located in Lake County in northwest Indiana, within the Gary, Indiana Metropolitan Statistical Area (MSA). The City’s location on the southern end of Lake Michigan in proximity to Chicago, Illinois, lent itself to becoming a railroad and steel town. East Chicago is bordered by Gary, Indiana to the east, and Hammond, Indiana to both the west and south. The City of East Chicago remains one of the most industrialized cities in the U.S., and it is home to the Indiana Harbor Facility, the largest steelmaking complex in the Country.

In order to assess the housing needs for the City of East Chicago, the East Chicago Housing Authority obtained and reviewed demographic and socio-economic data from the 2012 Comprehensive Housing Affordability Strategy, the U.S. Census Bureau, the City of East Chicago Consolidated Plan, the City of East Chicago 2014-2018 Draft Analysis of Impediments to Fair Housing Choice. ECHA evaluated population, income, households experiencing severe housing problems, households experiencing severe housing cost burden, disproportionate needs of minorities, households with special needs.

Population

This City of East Chicago has dealt with declining population loss for the last few decades. Some of this loss can be attributed to the decline of the steel industry. Between 1960 and 2012, the City’s population decreased from 57,669 to 29,585 people, which represents a loss of almost 50%. In the last decade, the City has incurred a population loss of 8.4%, while Lake County and the State of Indiana has seen moderate positive population growth. This trend of population loss has started to slow in the last few years, but is not expected to change direction. The population estimate for 2013 is 29,789. Please see the table below, which shows the City’s population from 2010 through 2012.



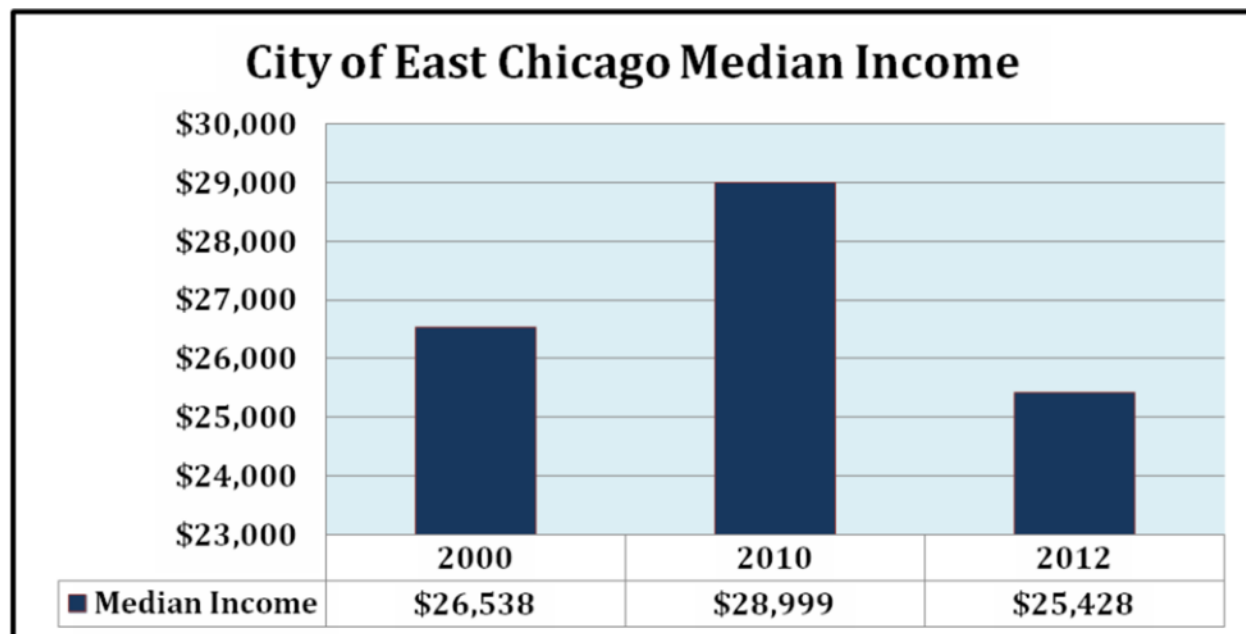
Between, 2000 and 2010, the census reported a decrease in the number and percentage of people identifying themselves as One Race, White alone, Asian alone, Native Hawaiian and Other Pacific Islander alone, some other race alone, and Hispanic or Latino. The African American alone and American Indian or Alaska Native alone groups saw an increase in the number of residents, the African American alone population experienced the largest increase. This trend was the same for the County as well as the State.

The Census shows that currently, children under five years of age represent 9% of the population; 27% of the City's population is 5 to 19 years of age; and 54% of the population is 20 to 59 years of age, 10% of the population is 60 years or older.

Age Range	Number	Percentage of Total
Under 5 years	2,703	9%
5 – 19 years	7,928	27%
20 – 59 years	16,211	54%
60 plus	2,947	10%
TOTAL	29,789	100%

Income

In 2000, the median household income for the City of East Chicago was \$26,538, compared to \$41,829 for Lake County, and \$41,567 for the State of Indiana. The 2012 American Community Survey estimates that the median household income increased to \$27,171 in the City of East Chicago, \$49,315 in Lake County, and \$48,374 in the State.



According to the 2008-2012 American Community Survey, an estimated 32.7% of households in the City of East Chicago receive income from Social Security, and 38.3% receive income from Food Stamps/SNAP benefits, which is more than double that of Lake County with 15.2%, and more than triple that of the United States as a whole, where only 11.4% of people receive income from Food Stamps/SNAP.

Visited 10/12/2016

According to the 2008-2012 American Community Survey, the Median Household Income in 2012 dollars increased to \$27,171, meaning that 50% of households earn less than \$27,171 each year. From 2000 to 2012, the Median Household Income is estimated to have increased by only \$633 or a 2.39% increase. Comparatively, Lake County's Median Household Income increased by 17.9%, and the State of Indiana increased by 16.38%. Rental median price rose from \$409 to \$678 per month.

The City of East Chicago has an overall low- and moderate-income population of 64.6%. For comparison, Lake County has a low- and moderate-income population of 44.2% (including the City's population).

Household Income	Below 30%	30% to 50%	50% to 80%	80% to 100%	Above 100%
Total Households	2,665	1,770	1,640	1,010	2,640
Small Households	1,110	675	590	550	1,340
Large Households	505	225	320	135	465
Households With At Least One Member 62 - 74 Years of Age	285	340	285	160	455
Households With At Least One Member Over 75 Years of Age	255	270	270	70	255
Households With At Least One Member Under 6 Years Old	995	464	475	299	275

Household Tenure

One-person renter-occupied households are the most common household types, followed by two-person renter-occupied households. Overall, the housing units in East Chicago tend to be renter-occupied rather than owner-occupied. Owner-Occupied Units are scattered throughout the City, with the highest concentrations being located outside of the city center, particularly in the south and west. The highest concentration of rental units is located in the center and northern part of the City.

The results of the 2010 U.S. Census indicate a decline in the rate of homeownership in the City from 44.61% (5,223 households) in 2000 to 41.54% (4,455 households) in 2010. Of all homeowners in the City in 2010, 54.86% are Hispanic, which is a significant increase from 47.80% in 2000. African American homeownership increased slightly from 26.12% to 28.91% in the City, and African American renters also increased from 47.46% (3,077 households) to 56.99% (3,573 households) of renter households. White homeownership decreased slightly, but White households still account for half (50.64%) of homeownership in East Chicago. It should be noted that race and a Hispanic or Latino ethnicity are not separated in the table above, because the statistics were not available for tenure by race alone (not Hispanic or Latino) in the 2000 U.S. Census for East Chicago for all races. The data for tenure by race alone (not Hispanic or Latino) was only available for White alone households, not Hispanic or Latino.

Family Composition

In 2000, families comprised 67.8% of households in the City; 35.6% of which included children less than 18 years of age. The 2010 Census reports that the percentage of families in the City decreased slightly to 67.1% of all households in the City; of which 34.7% have children under the age of eighteen. Approximately sixteen percent (26.7%) of families were female-headed households at the time of the 2000 U.S. Census, while 31.7% of family households are currently female-headed.

Employment

The unemployment rate in the City of East Chicago fluctuated from 2004 through mid-2008, and gradually increased between 2008 through 2010. In January 2014, the City of East Chicago had a preliminary unemployment rate of 8.4%, compared to the Lake County unemployment rate of 8.8% and Indiana's February 2014 unemployment rate of 6.3%. The East Chicago and Lake County unemployment rates are lower than the State and the national unemployment rate, which was 6.7% in February 2014.

Housing Affordability

The median monthly rent in 2000 was \$409 and that increased to \$678 per month according to the 2008-2012 American Community Survey. The following table illustrates rental rates within the City at the time of the 2000 U.S. Census and the 2008-2012 American Community Survey.

The monthly housing costs for 36% of all renter-occupied households exceeded 30% of monthly income in 2000, indicating a high percentage of renters whose housing is not considered affordable. The Census Bureau estimates that the percentage of households for which rent exceeds 30% of their income has grown to an estimated 56%, which means that more than half of renters in East Chicago are cost-overburdened. The drastic increase in rental households whose rental costs exceed thirty percent of their monthly income indicates the need for affordable rental options in the City.

As of April 2014, the estimated average monthly rents in East Chicago were approximately \$500-\$550 for one-bedroom units; \$550-\$650 for two-bedroom units; and \$750-\$800 for three-bedroom units. These rates are based on market rent trends from apartments listing web-sites. According to the 2008-2012 American Community Survey, 593 households spending 35% or more of their income on rent.

Almost 40% (39.7%) of households with income less than 80% of the median income are cost overburdened in the City, and almost a fifth (19.7%) are severely cost overburdened.

Special Needs

The 2008-2012 American Community Survey estimate shows that the City's total population includes household members five (5) years and over is 29,702 and the disabled population is 4,185, or 14.10% of the total population. This is an indicator of the need for housing for the disabled who are mainly low- and moderate-income and who are usually unable to find housing resources that are accessible and/or affordable.

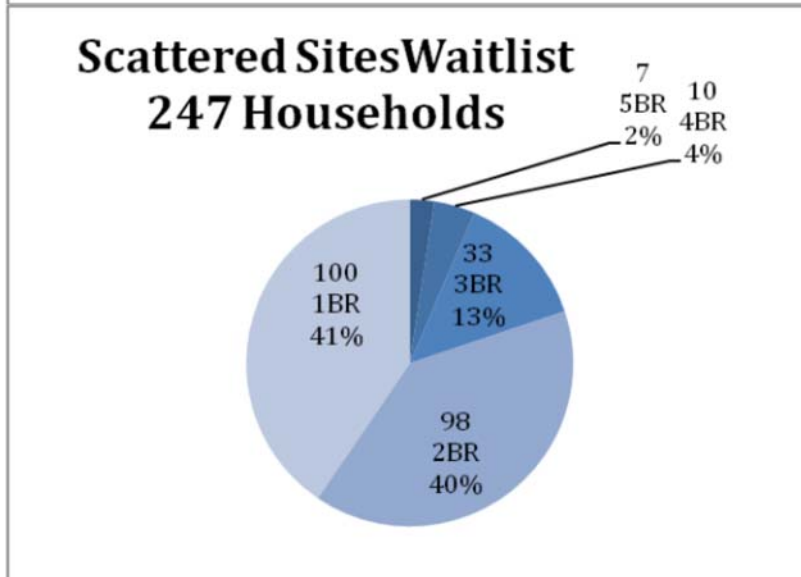
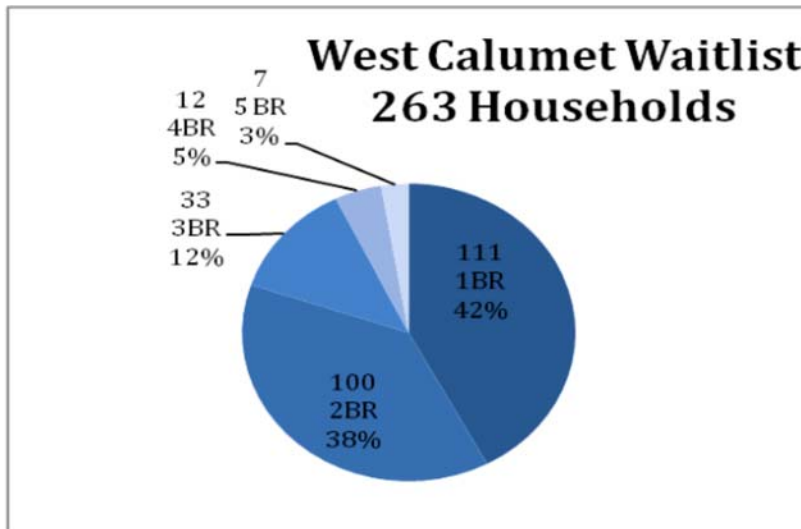
The City of East Chicago Analysis of Impediments to Fair Housing Choice 2008-2102 American Community Survey data shows that 1,328 senior households, 65+, of low to moderate income are disabled.

The East Chicago Housing Authority recognizes the need for accessible and "visitable" housing units in the City. As a result, the Housing Authority is trying to make as many of the public housing units handicapped accessible as possible.

ECHA Waiting List Demand

Site	Applicants
James Hunter Senior Building	43
John B. Nicosia Senior Building	53
West Calumet Family Development	263
Scattered Family Sites	247
Housing Choice Voucher	182
TOTAL	788

The breakdown of unit demand by bedroom size for ECHA's family sites are included below. Over half of the households require either a one or two-bedroom unit. This is a trend reflected in housing markets across the Country.



9.1 Strategies for Addressing Housing Needs

Since ECHA's last Five-Year Plan there remains a consistent theme in that a major barrier renters encounter in the City is the affordability of rental units. Regardless of age, race, ethnicity or disability, 4,435 households approximately 62% of all households in the community have incomes of less than 80% of the Area Median Income (AMI). Of these households, 46% are below 50% of AMI and 27% are below 30% AMI. As of April 2014, East Chicago had an unemployment of more than 12%, almost double the County's rate of 7.6% and the state's rate of 5.5%

ECHA is the largest housing provider in the City of East Chicago. As a whole the Authority owns about 25% of total rental units and house about 13% of the total households.

ECHA recognizes the significance of its role in the community and plans to continue implementing its mission based on the following guiding principles:

- ☐ Leverage private resources to invest in its existing portfolio by being an active partner in the Harborside revitalization initiative.
- ☐ Utilize various tools, including engaging its instrumentality and setting up an affiliate to undertake major rental and homeownership efforts.
- ☐ Form strategic partners with local, regional and federal agencies to bring enhanced social service programs to the development sites and the community center.

In developing these strategies, ECHA considered the following factors:

- ☐ Funding level and constraints
- ☐ Staffing capacity and limitations
- ☐ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the Housing Authority
- ☐ Recent consultations with the local HUD Field Office

Strategies

- ☐ Maximize the number of affordable housing units available
- ☐ Increase the number of affordable housing units
- ☐ Assist families at or below 30% AMI
- ☐ Assist families with disabilities
- ☐ Conduct activities to affirmatively further fair housing
- ☐ Address the needs of residents
- ☐ Address revitalization and rehabilitation needs
- ☐ Improve the living environment of ECHA's residents
- ☐ Expand resident participation
- ☐ Expand Family Self Sufficiency program

10 Additional Information

Describe the following, as well as any additional information HUD has requested.

- (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.
- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification".

(a) Progress in Meeting Goals and Mission

1. Sustain current housing stock to maintain safe, decent and affordable housing.

- 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
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
- The PHA continues to use Capital Funds to rehabilitate and modernize its public housing developments.

2. Implement ACOP amendment changes.

- ECHA has informed and trained all staff on ACOP changes.

3. Continue to partner with Managed East Chicago Housing Association, Inc.

- ECHA is partnering with Managed East Chicago Housing Association, Inc. (MECHA) for its mixed-finance and homeownership initiatives.

b) Significant Amendment and Substantial Deviation/Modification

ECHA hereby defines “substantial deviation” and “significant amendment/modification” as any change in policy, which significantly and substantially alters the Authority’s stated mission and the persons the Authority serves. This would include admissions preferences, demolition and/or disposition activities, and conversion programs. Discretionary or administrative amendments consistent with the Authority’s stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.

If a significant amendment and/or substantial deviation/modification occurs the public process will include: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed, and the approval by the Housing Authority Boards.

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance

N/A

Required Submission for HUD Field Office Review

In addition to the PHA Plan template (HUD-50075), PHAs must submit the following completed/fully executed HUD forms. Items (a) through (h) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (a) through (h) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

a	Form HUD-50077	<i>PHA Certifications of Compliance with the PHA Plans, Civil Rights Certification and Related Regulations</i>
b	Form HUD-50077-SL	<i>State or Local Office Certifications that the plan is consistent with the Consolidated Plan.</i>
c	Form HUD-50077-CR	<i>PHA Certifications of Civil Rights of the public housing program in accordance with 5A of the Act, as amended by HERA</i>
d	Form HUD-50070	<i>Certification for a Drug-Free Workplace</i>
e	Form HUD-50071	<i>Certification of Payments to Influence Federal Transactions</i>
f	Form SF-LLL	<i>Disclosure of Lobbying Activities</i>
g	Form HUD-50075.1	<i>Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only)</i>
h	Form HUD-50075.2	<i>Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only)</i>

PHA Certifications of Compliance with PHA Plans and Related Regulations

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

Resolution No. 2015-04

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ~~X~~ 5-Year and/or ~~X~~ Annual PHA Plan for the PHA fiscal year beginning **1/1/2016**, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of East Chicago

IN029

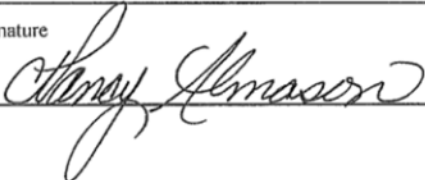
PHA Name

PHA Number/HA Code

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

x Annual PHA Plan for Fiscal Years 20**16** - 20**17**

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Nancy Almason	Title Chairwoman of the Board of Commissioners
Signature 	Date October 13, 2015

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Anthony Copeland the Mayor of East Chicago certify that the Five Year and
Annual PHA Plan of the East Chicago Housing Authority is consistent with the Consolidated Plan of
the City of East Chicago prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

10-12-15

Civil Rights Certification	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 08/30/2011
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Civil Rights Certification

Annual Certification and Board Resolution

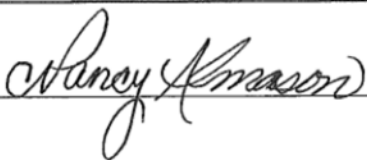
Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of the City of East Chicago
 PHA Name

IN029
 PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official <p style="text-align: center;">Nancy Almason</p>	Title <p style="text-align: center;">Vice-Chairwoman of the Board of Commissioners</p>
Signature 	Date <p style="text-align: center;">October 13, 2015</p>

**Certification for
a Drug-Free Workplace**

U.S. Department of Housing
and Urban Development

Applicant Name

Housing Authority of the City of East Chicago

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

HA of the City of East Chicago Main Offices at 4920 Larkspur Drive, East Chicago, IN 46312
Various Scattered Sites and Developments located within the City of East Chicago, IN

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Tia J. Cauley	Title Executive Director
Signature <i>Tia J. Cauley</i>	Date October 13, 2015

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Housing Authority of the City of East Chicago

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Tia J. Cauley	Title Executive Director
Signature 	Date (mm/dd/yyyy) 10/13/2015

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application b. initial award c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input checked="" type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of the City of East Chicago, 4920 Larkspur Dr. East Chicago, IN 46312 Congressional District, if known: 4c		5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:
6. Federal Department/Agency: US DHUD, Office of Public & Indian Housing	7. Federal Program Name/Description: Capital Fund Program CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ UNKNOWN	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Tia J. Catley</u> Title: <u>Executive Director</u> Telephone No.: <u>219-397-9974</u> Date: <u>10-13-2015</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

NEEDS OF PUBLIC HOUSING

1. Needs of Public Housing

The City of East Chicago cooperates closely with the East Chicago Housing Authority (ECHA) to encourage public housing improvements and public housing residents' involvement. The Housing Authority manages 799 Public housing units. The Authority also receives 697 Section 8 vouchers.

The turnover rate for public housing and other programs are relatively high. But despite this, the 2016 Annual Plan for the Authority shows that there are 802 families on the waiting list. The waiting list for Section 8 vouchers is reported to be 182 applications. The housing needs of the applicants range from single bedroom, senior units to family units. The majority need is for families with children and units containing two, three, four, or five bedrooms according to the current approved plan. The majority of the applicants are typically very low or extremely low income individuals and families.

The current Housing Authority Plan sets out several different strategies to address the needs of the public housing resident and the needs of very low income families and individuals. These strategies range from increase in the number of the affordable housing to improving units to meet the needs of the elderly or people with special needs. The Authority is further in the process of completing several modernization programs aimed at improving existing housing stock both in the two (2) senior high-rises and family units at West Calumet and Scattered Site locations.

The Authority also maintains involvement of the residents in many aspects of the management and operation of the housing complexes through an organized Resident Advisory Board. The Board participates in many determinations of the management decisions including long term maintenance and the functions of different developments.

In 2016 ECHA will continue to collaborate and partner with the City and other organizations to promote self-sufficiency through homeownership, and job placement activities. The Authority's activities cover both public housing and Section 8 families. The Authority has been working to put into place a WorkOne Access Point at the West Calumet Community Center where residents can file for unemployment and search for jobs. The Authority also has an ongoing Community

Page 2

Service Program with Lake County Family Services and TANF to facilitate and encourage residents to find gainful employment.

The East Chicago Housing Authority will apply for an Emergency Safety and Security Grant to the Department of Housing and Urban Development.

2. Housing Authority's Performance

The East Chicago Housing Authority is in good standing with the Department of Housing and Urban Development. The Authority's goal is to reach a performance rating of 85 (PHAS Score) for each operation and management.

Public Housing

The East Chicago Housing Authority will continue to upgrade its housing stock to better address the needs of the residents. The Authority is also receiving training in fair housing and the continued development of strategies for better asset management. One of those strategies is for vacancy reduction. In 2015, the occupancy rate was 96.27% and 95.43% two months in a row. These efforts should improve the overall performance and effectiveness of the Authority to provide affordable housing to the neediest families of the city. The City will also support the Authority in its self sufficiency program to promote homeownership for its residents. The Authority is appropriately managed and in good standing.

Action to Foster Self Sufficiency in Public Housing

The East Chicago Housing Authority has an ongoing Family Self Sufficiency Program. The Program intends to provide assistance with Job Training, Life Skills development and counseling. The Authority applied for a Jobs Plus Pilot Program with the partners of WorkOne and Ivy Tech, as well as the RAB. The Authority also partners with We Care from the Heart and Grace Beyond Borders to provide social service programs to assist residents in our housing complex and in the city.

Page 3

The Authority strongly promotes homeownership and assists existing voucher holders to seek homeownership. The Authority is in the process of developing strategies for better management of its assets. Promotion of the homeownership is part of these strategies to more efficiently promote affordable housing in the City. The Authority has identified residents and employees to purchase homes in the City.

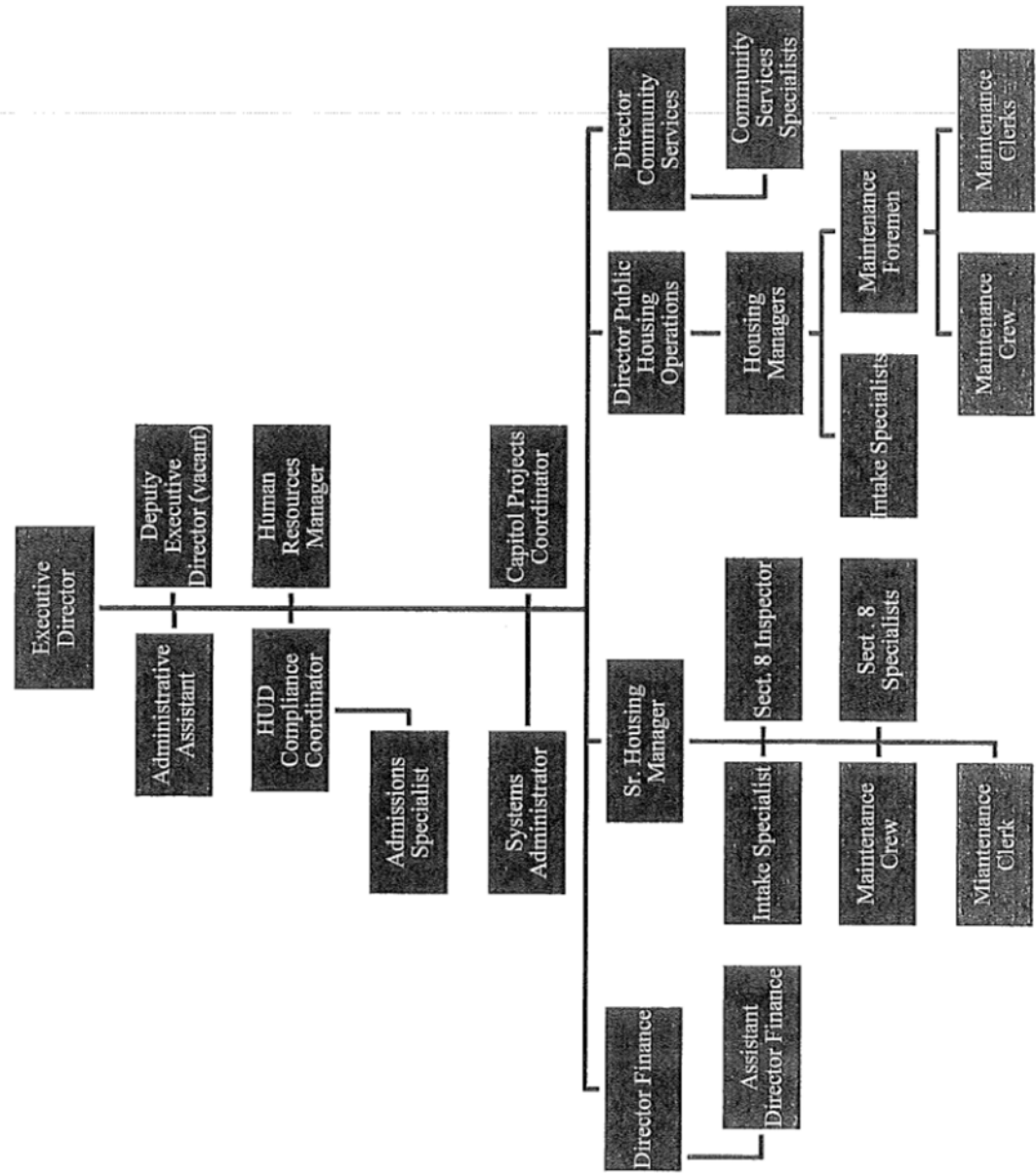
At the Authority's Recreational Center, they will have the Work One Access Point and the following programs exist for our residents: E.C. Public Library Satellite, Teen Scene, Voices against Smokers Workshop, GED Program, Boy Scouts, Indiana Parenting, Food Bank, Computer Classes, Referrals to Robertson Day Care Center, Crochet Class for Seniors, Mighty Men of God, We Care from the Heart Social Service Program, Little Angels, and Checking and Bookkeeping for student workers through a local bank.

RESIDENT ADVISORY BOARD MEMBERS

Name	AMP/Community
Muriel Hester	29-1/James Hunter Senior Building
Eugene Clark	29-1/James Hunter Senior Building
Barbara Jones	29-1/James Hunter Senior Building
Lillie Jones	29-1/James Hunter Senior Building
Annie Dinkins	29-2/Scattered Sites
Marcelino Molino	29-2/Scattered Sites
Juan Rodriguez	29-7/Scattered Sites
Clifford Ramer	29-5/John B. Nicosia Senior Building
Lorraine Upshaw	29-5/John B. Nicosia Senior Building
Mary Corral	29-5/John B. Nicosia Senior Building
Althea Smith	29-5/John B. Nicosia Senior Building
Lorraine Reed	29-6/West Calumet Complex
Ruth Damper	29-6/West Calumet Complex
Stanley Thompson	29-6/West Calumet Complex



EAST CHICAGO HOUSING AUTHORITY



Visited 10/12/2016

**HOUSING AUTHORITY
OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

**REPORT ON EXAMINATION OF
FINANCIAL STATEMENTS AND
SUPPLEMENTAL DATA**

**TWELVE MONTHS ENDED
DECEMBER 31, 2014**

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

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Independent Auditor's Report

Board of Commissioners
Housing Authority of the City of East Chicago
East Chicago, Indiana

I have audited the accompanying financial statements of the Housing Authority of the City of East Chicago, as of and for the year ended December 31, 2014, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of East Chicago's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Housing Authority of the City of East Chicago's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the City of East Chicago's internal control. Accordingly, I express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Opinion

In my opinion, the financial statements referred to above present fairly, in all material respects, the net position of the Housing Authority of the City of East Chicago, as of December 31, 2014 and the changes in its net position and its cash flows for the year end in accordance with accounting principles generally accepted in the United States of America.

Report on Required Supplemental Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 14 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures on the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

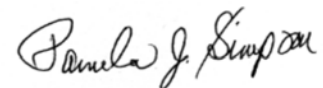
Report on Supplemental Information

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the City of East Chicago's financial statements as a whole. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the Office of Management and Budget Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*, and is not a required part of the financial statements. Further, the financial data schedules shown on pages 43 to 47 are presented for purposes of additional analysis as required by *Uniform Financial Reporting Standards* issued by the U.S. Department of Housing and Urban Development, and are not a required part of the financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the above described supplemental information is fairly stated in all material respects in relation to the financial statements as a whole.

Report Issued in Accordance with Government Auditing Standards

In accordance with *Government Auditing Standards*, I have also issued my report dated July 17, 2015 on my consideration of the Housing Authority of the City of East Chicago's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. This report is an integral part of a *Government Auditing Standards* and should be considered in assessing the results of my audit.



Decatur, Illinois
July 17, 2015

Certified Public Accountant

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, IN
MANAGEMENT DISCUSSION AND ANALYSIS
FISCAL YEAR ENDING DECEMBER 31, 2014**

As management of the Housing Authority of the City of East Chicago, IN (the Authority), we offer the readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the year ended December 31, 2014. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements and related notes to the financial statements.

Questions concerning any of the information provided in this report or requests for additional information should be addressed to Tia J. Cauley, Executive Director of the Housing Authority of the City of East Chicago, IN, 4920 Larkspur Drive, P.O. Box 498, East Chicago, Indiana 46312, (219) 397-9974 ext. 30.

Overview of the Financial Statements

The financial statements included in this annual report are those of a "special-purpose" government engaged in a business-type activity. The following statements are included:

- **Statement of Net Position** (similar to a Balance Sheet) – reports the Authority's current financial resources (short term spendable resources) with capital assets and long-term debt obligations. The statement is presented in the balance sheet format where "Assets" equal "Liabilities" plus "Net Position", *formerly known as Equity*. Assets and liabilities are presented in order of relative liquidity and are classified as "Current" (convertible into cash within one year) and "Non-Current".
- **Statement of Revenues, Expenses, and Changes in Fund Net Position** (similar to an Income Statement) reports the Authority's operating and non-operating revenues, by major source along with operating and non-operating expenses and capital contributions. The focus of this financial statement is on the "Change in Net position" which is similar to Net Income or Loss.
- **Statement of Cash Flows** – reports the Authority's net cash flows from operating, investing, capital and non-capital activities.
- **Notes to Financial Statements** – provides additional disclosure information not displayed on the face of the financials essential for the fair presentation of the financial statements and are an integral part of the financial statements.

The focus is on major funds rather than fund types. The Authority consists of one (1) Proprietary fund that encompasses all of the Authority's programs. This Proprietary fund includes all assets and liabilities using the full accrual basis of accounting. Accrual accounting is similar to the accounting used by most private sector companies which recognizes revenues and expenses when earned regardless of when cash is received or paid. The fund maintained by the Authority is required by the Department of Housing and Urban Development (HUD) with segregated programs to enhance accountability and control.

The attached analysis of entity wide net position, revenues, and expenses are provided to assist with determining whether the financial position of the Authority as a whole is improving or deteriorating as a result of the year's activities. One can think of the Authority's net position as the difference between what the Authority *owns* (assets) to what the Authority *owes* (liabilities). A budgetary analysis included in this management discussion and analysis (MD&A) reports the Authority's actual operating revenues and expenses versus the budgeted amounts.

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, IN
MANAGEMENT DISCUSSION AND ANALYSIS
FISCAL YEAR ENDING DECEMBER 31, 2014**

To fully assess the financial health of any Authority the reader must also consider other non-financial factors such as changes in family composition, fluctuations in the local economy, HUD mandated program administrative changes, and the physical condition of the Authority's capital assets.

The following is a brief description of the major business-type activities the Authority provides:

Low Income Public Housing Program (LIPH)

The Low Income Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD that allows the Authority to rent units it owns to low-income households at a rent that is based upon 30% of household income. The Housing Authority owns 806 units at 6 sites grouped into 4 Asset Management Projects (AMP) throughout the city of East Chicago, IN. The James Hunter site (AMP001) has 109 near elderly units, John B. Nicosia site (AMP002) has 206 near elderly units with 1 non dwelling unit, West Calumet site (AMP003) has 346 family units, Harbor Scattered Sites (AMP004) has 102 family units, Columbus Drive site (AMP004) has 17 family units, and New Harbor Scattered Sites (AMP004) has 25 family units. The Authority is responsible for the management and maintenance of all units and sites. On an annual basis, the Authority submits a request for funding known as the Operating Fund Calculation of Operating Subsidy. The basic concept of the Calculation of Operating Subsidy is the Authority has formula expenses consisting of a Project Expense Level, Utilities Expense Level, and Add-ons. HUD will fund these formula expenses based upon occupied and HUD approved vacant units less formula income.

Section 8 Housing Choice Voucher Program (Section 8 Vouchers)

HUD has contracted with the Housing Authority through an Annual Contributions Contract (ACC) to provide funding for 694 Housing Choice Vouchers through October 31, 2014, which was increased to 697 as of November 1, 2014 for 3 (three) tenant protection vouchers issued to assist families who were affected by Lakeside Gardens' (the owner) decision to opt-out of an expiring project based Section 8 contract. The Authority pays Housing Assistance Payments to independent landlords for a lease that sets the low income participant's rent at 30% of adjusted income. The Housing Assistance Payment matches the difference between the total rent the Landlord can charge, at or below a fair market rent amount supplied by HUD, and the amount the tenant can pay. HUD pays the Authority a formula based administrative fee for all vouchers the Authority leases. The Authority is not responsible for the upkeep and maintenance of the units and properties associated with this program.

Capital Fund Program (CFP)

This grant program is awarded by HUD on an annual basis and is the primary funding source for physical and management improvements to the Authority's properties. The Authority requisitions funds from HUD as the Authority expends funds. The Authority has two years to obligate at least 90% and four years to fully expend an annual award.

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, IN
MANAGEMENT DISCUSSION AND ANALYSIS
FISCAL YEAR ENDING DECEMBER 31, 2014**

Economic Factors

Significant economic factors affecting the Authority are as follows:

1. Federal funding for the Department of Housing and Urban Development (HUD) Public and Indian Housing Operating Subsidies Program was increased by Congress for 2014 appropriations but still resulted in an overall decrease of \$347,073 (\$323,740 for proration plus \$23,333 for discretionary adjustments) and as a result, the Authority was funded at 88.79% or \$2,887,957 after a funding proration of 12.21% and the net discretionary adjustment for formula income flat rents versus a decrease in revenues for 2013 of \$328,334 or \$2,304,548 at 81.86% after a 19.14% proration.
2. Section 8 Housing Choice Voucher Program HAP funding received for 2014 was funded at \$2,937,953 reflecting a decrease of \$178,776 or 5.74% from 2013 HAP funding received at \$3,116,729. As of 12/31/14, leasing decreased to 72% (down 6% from 2013) as a result of decreased funding and restricted net position balance was \$0 due to implementation of cash management procedures that transitioned excess restricted net position balances to HUD Held Reserves (HHR).
3. The agency received \$304,098 or 79% (up 6.26% or a \$19,032 increase from 2013) of eligible administrative funding for the Section 8 Housing Choice Voucher Program which left an unrestricted net position balance of \$0 as of 12/31/14. The Authority will continue to evaluate the financial stability of the program in 2015 to avoid a negative unrestricted net position as such reductions in funding effects the program's ability to afford sufficient staff to operate the program.

HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, IN
 MANAGEMENT DISCUSSION AND ANALYSIS
 FISCAL YEAR ENDING DECEMBER 31, 2014

Condensed Comparative Entity-Wide Financial Statements

The following table reflects the condensed Statement of Net Position compared to the prior year for Business-Type Activities.

TABLE 1

STATEMENT OF NET POSITION

	2014	2013	Net Change	Variance
Cash	1,904,496	1,855,547	48,949	2.6%
Other Current Assets	1,352,244	1,252,965	99,279	7.9%
Capital Assets	4,411,852	4,624,478	-212,626	-4.6%
Non Current Assets	505	505	0	0.0%
Total Assets	7,669,097	7,733,495	-64,398	-0.8%
Deferred Outflows of Resources	0	0	0	0.0%
Total Assets and Deferred Outflow	7,669,097	7,733,495	-64,398	-0.8%
Current Liabilities	552,064	639,395	-87,331	-13.7%
Long Term Liabilities	75,835	56,632	19,203	33.9%
Total Liabilities	627,899	696,027	-68,128	-9.8%
Deferred Inflows of Resources	0	0	0	0.0%
Net Investment in Capital Assets	4,411,852	4,624,478	-212,626	-4.6%
Restricted Net Position	0	29,703	-29,703	-100.0%
Unrestricted Net Position	2,629,346	2,383,287	246,059	10.3%
Total Net Position	7,041,198	7,037,468	3,730	0.1%
Total Liabilities, Net Position, and Total Deferred Inflows	7,669,097	7,733,495	-64,398	-0.8%

***Major Factors Affecting
 The Statement of Net Position***

Cash increased \$48,949 or 2.6% due to an overall decrease of \$68,128 or 9.8% in **Total Liabilities**.

Other Current Assets increased by \$99,279 or 7.9% primarily due to a \$157,007 increase in accounts receivable-HUD for capital funds expended but not yet drawn, and a \$64,517 decrease in accounts receivable-other government for security and surveillance system for AMP 3 started in 2013 but completed in 2014.

Current Liabilities decreased by \$87,331 or 13.7% primarily due to a \$80,739 increase in accounts payable <= 90 days, offset by a \$38,801 decrease in accrued wage/payroll taxes payable and a \$113,495 decrease in accounts payable-other government.

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, IN
MANAGEMENT DISCUSSION AND ANALYSIS
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Long Term Liabilities increased by \$19,203 or 33.9% primarily due to a \$20,250 increase in FSS Escrows for the Public Housing and Housing Choice Voucher programs.

Capital Assets/Net Investment in Capital Assets decreased \$212,626 or 4.6% primarily due to a combination of acquisitions in the amount of \$414,297 less current year depreciation of (\$626,923). See the analysis of capital assets activity in table 5.

Unrestricted Net Position increased by \$246,059 or 10.3% primarily due to a gross operating revenue of \$660,356 (excludes \$626,923 depreciation expense) offset by \$414,297 for capital expenditures.

Table 2 below presents details on the change in Unrestricted Net Position.

**TABLE 2
CHANGE OF UNRESTRICTED NET POSITION**

Unrestricted Net Position 12/31/13		\$ 2,383,287
Results of Operations	7,086	
Adjustments:		
Restricted	29,703	
Depreciation (1)	626,923	
Prior Period Adjustments	<u>(3,356)</u>	
Adjusted Results of Operations		660,356
Capital Expenditures		<u>(414,297)</u>
Unrestricted Net Position 12/31/14		<u><u>\$ 2,629,346</u></u>

(1) Depreciation is treated as an expense and reduces the results of operations but does not have an impact on Unrestricted Net Position.

While the result of operations is a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Position provides a clearer change in financial well-being.

HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, IN
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The following table compares the revenues and expenses for the current and previous fiscal year for Business-type activities.

TABLE 3

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND
 NET POSITION

	2014	2013	Net Change	Percentage Change
<u>Revenues</u>				
Total Tenant Revenue	1,807,583	1,714,093	93,490	6%
HUD Operating Grants	7,207,003	6,786,006	420,997	6%
Capital Grants	289,422	273,571	15,851	6%
Other Government Grants	19,831	5,000	14,831	297%
Investment Income	3,510	3,092	418	14%
Fraud Recovery	6,998	10,304	-3,306	-32%
Other Revenue	394,970	289,695	105,275	36%
Gain/loss on Sale of Fixed Assets	0	-19,974	19,974	100%
Total Revenue	9,729,317	9,061,787	667,530	7%
<u>Expenses</u>				
Administrative	2,314,043	2,219,710	94,333	4%
Tenant Services	178,556	171,815	6,741	4%
Utilities	724,306	614,616	109,690	18%
Maintenance	1,984,187	1,556,030	428,157	28%
Protective Service	267,685	316,913	-49,228	-16%
Insurances	236,801	223,609	13,192	6%
General Expense	356,475	330,088	26,387	8%
Extraordinary Maintenance	50,590	60,594	-10,004	-17%
Casualty Losses	9,435	0	9,435	100%
Housing Assistance Payments	2,973,230	3,308,346	-335,116	-10%
Depreciation Expense	626,923	755,904	-128,981	-17%
Total Expenses	9,722,231	9,557,625	164,606	2%
Net Income (Loss)	7,086	-495,838	502,924	-101%

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, IN
MANAGEMENT DISCUSSION AND ANALYSIS
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Major Factors Affecting

The Statement of Revenue, Expenses, and Changes in Fund Net Position

Overall, the 2014 **Net Income** increased by \$502,924 or 101% due to an overall increase in **Total Revenue** by \$667,530 or 7% primarily due to a \$420,997 or 6% increase in **HUD Operating Grants** revenue, a \$105,275 or 36% increase in **Other Revenue** due to program income received by agency's not for profit MECHA as a property manager and a \$93,490 or 5% increase in **Total Tenant Revenue** due to increased leasing for both Public Housing and Housing Choice Voucher programs.

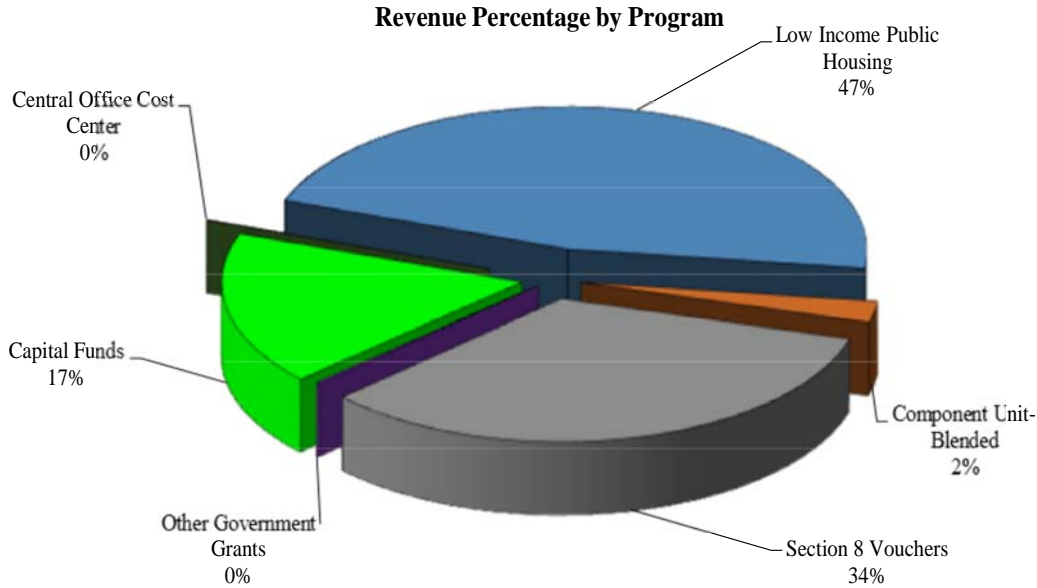
Total expenses, including depreciation, increased approximately 2% or \$164,606 primarily due to a \$428,157 or 28% increase in **Maintenance** expenditures for maintenance contracts of \$380,983 primarily for vacancy reductions in AMP 3 West Calumet and AMP 4 Scattered Sites, an increase of \$108,880 in salaries and benefits for additional MECHA staff and a \$61,706 reduction in maintenance inventory; a \$335,116 or 10% decrease in **Housing Assistance Payments** due to the shortfall prevention and leasing attrition; a \$109,690 increase in **Utilities Expense** due to increased usage and rates for water, gas, and electricity of \$10,374, \$66,449 and \$32,867 respectively; a \$128,981 or 17% decrease in the **Depreciation Expense** due to older assets becoming fully depreciated in previous year offset by fewer expenditures being capitalized; a \$94,333 or 4% increase in **Administrative** expenses due to increase of \$156,860 in salaries and benefits for additional staff to administer MECHA offset by a \$67,258 reduction in Office Expenses; a \$49,228 decrease in **Protective Service** due to reduction of available funds from the capital fund program; a \$13,192 increase for **Insurance** Expenses due to rate increases for property and liability premiums; a \$26,387 increase **General Expenses** due to \$38,770 for write-offs of bad debts-tenants offset by reductions of \$7,049 in compensated absences and \$5,045 for payment in lieu of taxes; a \$10,004 or 17% decrease in **Extraordinary Maintenance** for bed bug treatments agency wide; and a \$9,435 increase in **Casualty Losses** due to deductibles for claims made in 2014.

The Authority administers the following programs and the revenues generated from these programs during Fiscal Year Ending 2014 were as follows:

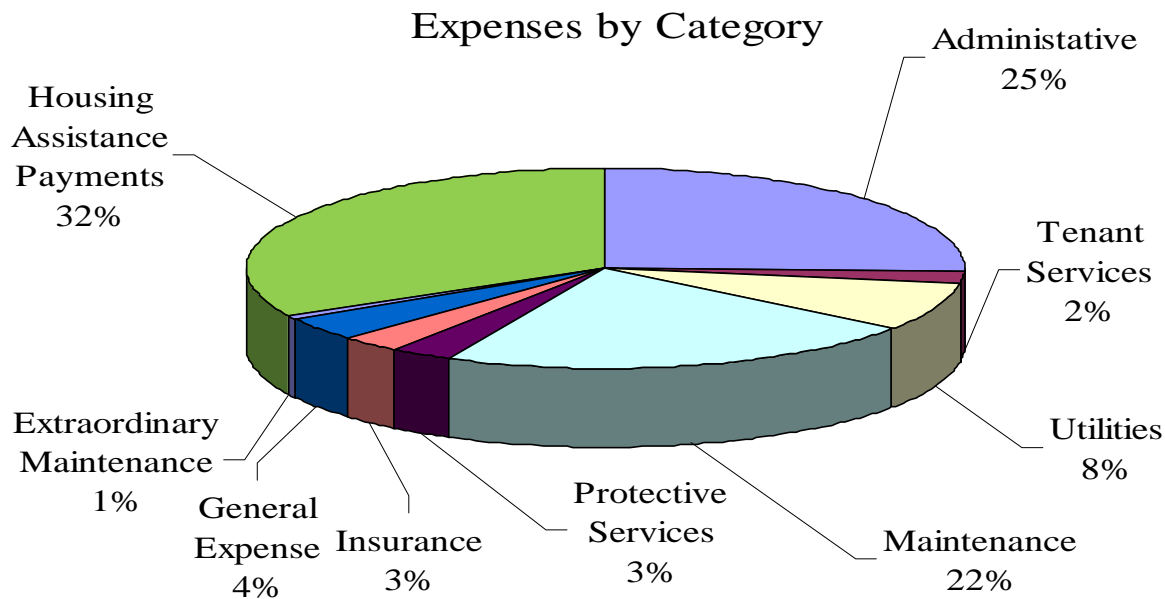
<u>Program</u>	<u>Revenues Generated</u>
Low Income Public Housing	\$4,533,049
Central Office Cost Center	\$1,723
Section 8 Vouchers	\$3,254,274
Capital Funds	\$1,690,156
State and Local	\$19,831
Component Unit-Blended	\$230,284

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, IN
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FISCAL YEAR ENDING DECEMBER 31, 2014**

The diagram below illustrates the percentage of revenues generated by these programs for Fiscal Year Ending December 31, 2014:



The diagram below illustrates the percentage of Authority expenditures by categories excluding Depreciation Expense for Fiscal Year Ending December 31, 2014:



HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, IN
 MANAGEMENT DISCUSSION AND ANALYSIS
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Budgetary Analysis

The Authority adopts individual annual operating budgets approved by the board of commissioners for all projects and programs. The budgets for Low Income Public Housing and the Section 8 Programs are adopted on the basis of accounting prescribed by HUD which differs in some respects from generally accepted accounting principles.

The Authority prepares a budget for each fiscal year of the Capital Fund Grant Program that is approved by HUD. The Authority is permitted two years to obligate and four years to expend these funds. Income is only recognized as funds are expended. For the purpose of this analysis, the amount budgeted is equal to the actual expense.

The highlights below in Table 4 compare the variances between the original and final budgets as well as between the final budget and the actual amounts.

Table 4

Housing Authority Budgetary Highlights

	Percent Variance	Budget Variance	Original Budget	Final Budget	Actual	Actual Variance	Percent Variance
Tenant Revenue	4%	68,520	1,733,380	1,801,900	1,807,583	5,683	0%
HUD Operating Grants	-5%	-356,870	7,504,424	7,147,554	7,207,003	59,449	1%
HUD Capital Grants	0%	0	289,422	289,422	289,422	0	0%
Other State/Local Grant	100%	20,000	0	20,000	19,831	-169	-1%
Investment Income-Unrestricted	13%	500	3,430	3,930	3,510	-420	-11%
Fraud Recovery	60%	1,500	1,000	2,500	6,998	4,498	64%
Other Revenue	20%	49,800	194,910	244,710	394,970	150,260	38%
Total Revenue	-2%	-216,550	9,726,566	9,510,016	9,729,317	219,301	2%
Administrative	4%	94,750	2,383,387	2,478,137	2,314,043	-164,094	-7%
Tenant Services	1%	1,180	192,090	193,270	178,556	-14,714	-8%
Utilities	10%	72,220	627,640	699,860	724,306	24,446	3%
Maintenance	3%	68,858	1,910,083	1,978,941	1,984,187	5,246	0%
Protective Services	62%	165,670	103,260	268,930	267,685	-1,245	0%
Insurance	5%	11,960	224,330	236,290	236,801	511	0%
General Expense	-3%	-9,560	344,900	335,340	356,475	21,135	6%
Extraordinary Maintenance	5%	2,730	47,730	50,460	50,590	130	0%
Casualty Losses	100%	-18,813	0	-18,813	9,435	28,248	299%
Housing Assistance Payments	-15%	-448,710	3,423,710	2,975,000	2,973,230	-1,770	0%
Depreciation Expenses	-1%	-8,000	695,000	687,000	626,923	-60,077	-9%
Total Expenses	-1%	-67,715	9,952,130	9,884,415	9,722,231	-162,184	-2%
Net Income/(Loss)	40%	-148,835	-225,564	-374,399	7,086	381,485	102%

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, IN
MANAGEMENT DISCUSSION AND ANALYSIS
FISCAL YEAR ENDING DECEMBER 31, 2014**

Results of Operations

Management revised individual and entity wide budgets that originally anticipated a net loss of \$225,564 to a \$374,399 net loss reflecting a \$148,835 increase in the net loss primarily due to an anticipated increase in **Tenant Revenue** and a decrease in **HUD Operating Grants** of \$356,870 due to Operating Subsidy proration and the inability to use Capital Funds for security guards as reflected and offset by a \$165,670 increase in **Protective Services** no longer funded through the Capital Fund as well as a \$448,710 decrease in **Housing Assistance Payments** resulting from the 2013 carryover of the HUD required shortfall prevention and attrition process which decreased occupancy to 70% into 2014 and a \$49,800 anticipated increase in **Other Revenue** for program income from agency's not for profit instrumentality not originally budgeted for in addition to a \$94,750 increase in **Administrative Expenses** for additional staffing for MECHA, a \$72,220 increase in **Utilities** for electricity, and a \$68,858 increase in **Maintenance** primarily for vacancy reductions in AMP 3West Calumet.

Actual results of operation was a net income of \$7,086 resulting in an overall increase of \$381,485 or 102% more than anticipated from the revised budget primarily due to the \$150,260 increase in **Other Revenue** for program income from the agency's not for profit instrumentality (MECHA), and a \$59,449 increase in **HUD Operating Grants** due to request from the Housing Choice Voucher program HUD Held Reserves to cover additional leasing in December in addition to a decrease of \$162,184 or 2% in Total Expenses.

Administrative expenses were under revised budget by \$164,094 or 7% primarily due to actual salaries less than anticipated based on a merit salary scale.

Tenant Services were under revised budget by \$14,714 or 8% primarily due to budgeted amount of \$9,316 for resident participation not used by the resident councils.

Utilities were over revised budget by \$24,446 or 3% primarily due to electricity being more than anticipated by \$20,176.

General Expense is \$21,135 or 6% over revised budget primarily due to write off of uncollectible accounts receivable being greater than anticipated by \$36,947 and to compensated absences being less than anticipated by \$13,673 due to salaries being less than anticipated agency wide.

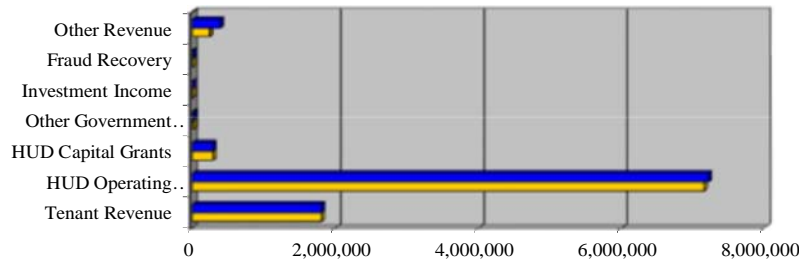
Casualty Losses is \$28,248 or 299% over revised budget primarily due to insurance proceeds originally budgeted as offset to casualty loss expense being applied to capital funds as a recovery for capital fund expenses previously drawn.

Depreciation Expense was \$60,077 or 9% under revised budget due to capital expenditures becoming fully depreciated.

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, IN
MANAGEMENT DISCUSSION AND ANALYSIS
FISCAL YEAR ENDING DECEMBER 31, 2014**

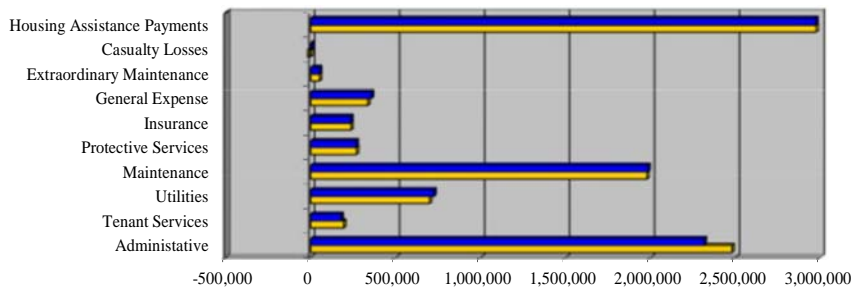
The diagrams below illustrate the Authority’s Budget compared to Actual for Revenue and Expense for Fiscal Year Ending December 31, 2014:

Revenues - Budget Vs. Actual



	Tenant Revenue	HUD Operating Grants	HUD Capital Grants	Other Government Grants	Investment Income	Fraud Recovery	Other Revenue
■ Actual	1,807,583	7,207,003	289,422	19,831	3,510	6,998	394,970
■ Budget	1,801,900	7,147,554	289,422	20,000	3,930	2,500	244,710

Expenses - Budget Vs. Actual



	Administrative	Tenant Services	Utilities	Maintenance	Protective Services	Insurance	General Expense	Extraordinary Maintenance	Casualty Losses	Housing Assistance Payments
■ Actual	2,314,043	178,556	724,306	1,984,187	267,685	236,801	356,475	50,590	9,435	2,973,230
■ Budget	2,478,137	193,270	699,860	1,978,941	268,930	236,290	335,340	50,460	-18,813	2,975,000

As of the end of the year, the Authority had \$4,411,852 invested in a variety of capital assets as reflected in the following table which represents a net decrease (additions, deductions, and depreciation) of \$212,626 or 4.6% from the end of the previous fiscal year. See Notes to the Financial Statements for additional information on capital assets as reflected in the Analysis of Capital Asset Activity.

HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO, IN
 MANAGEMENT DISCUSSION AND ANALYSIS
 FISCAL YEAR ENDING DECEMBER 31, 2014

Table 5

ANALYSIS OF CAPITAL ASSET ACTIVITY

	2014	2013	Net Change	Percent Variance
Land	994,917	981,717	13,200	1.3%
Buildings and Site Improvements	42,722,093	42,178,276	543,817	1.3%
Furniture, Equipment, & Machinery	891,182	891,182	0	0.0%
Total Fixed Assets	44,608,192	44,051,175	557,017	1.3%
Accumulated Depreciation	-40,203,245	-39,576,322	626,923	1.6%
Construction in Progress	6,905	149,625	-142,720	-95.4%
Net Fixed Assets	4,411,852	4,624,478	-212,626	-4.6%

Land increased by \$13,200 or 1.3% due to single family property donated by the City of East Chicago for PHA's non-profit instrumentality, Managed East Chicago Housing Association (MECHA).

Buildings increased by \$543,817 or 1.3% primarily due to \$3,150 for parking lot lighting, \$17,259 structural analysis, \$204,750 electric panel replacement, and \$15,297 domestic boiler replacement for AMP 2 John B. Nicosia Senior Building; \$24,540 for sprinkler head replacements and \$199,500 for security camera installation for AMP 3 West Calumet; \$17,520 in roof replacements at AMP 4 29-2 Scattered Sites; and \$61,800 for a single family home located on Ivy Street donated by the City of East Chicago to MECHA.

Accumulated Depreciation increased by \$626,923 or 1.6% due to the current year's depreciation expense.

Construction in Progress decreased by \$142,720 or 95.4%. This decrease represents \$149,625 transferred to Building Improvements for completion of security camera installation at Amp 3 West Calumet. The remaining \$6,905 represents various modernization activities from the Capital Funds program for AMP 1 James Hunter Senior Building still in process. As individual capital funds grants are completely expended and closed out, modernization costs are then transferred to fixed asset accounts as noted in the details above.

Please see Note 8 in the "Notes to Financial Statements" for additional information related to capital assets.

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

**STATEMENT OF NET POSITION - PROPRIETARY FUNDS
AS OF DECEMBER 31, 2014**

ASSETS

Cash - operating	\$ 1,685,146
Cash - restricted	219,350
Receivables (net)	1,063,122
Inventory - net of allowance	169,251
Prepaid expenses	119,871
Capital assets:	
Land, improvements and construction in progress	\$ 1,001,822
Other capital assets, net of depreciation	<u>3,410,030</u>
Total Capital Assets	\$ 4,411,852
Noncurrent Assets:	
Other assets	<u>\$ 505</u>
Total Assets	<u>\$ 7,669,097</u>

DEFERRED OUTFLOWS OF RESOURCES

\$ 0

Total Assets and Total Deferred Outflows

\$ 7,669,097

LIABILITIES

Accounts payable	\$ 152,427
Other liabilities	233,209
Tenant security deposits	158,515
Unearned revenue	7,913
Noncurrent liabilities:	
Earned compensated absences	22,867
FSS escrow	<u>52,968</u>
Total Liabilities	<u>\$ 627,899</u>

DEFERRED INFLOWS OF RESOURCES

\$ 0

NET POSITION

Net investment in capital assets	\$ 4,411,852
Restricted	0
Unrestricted	<u>2,629,346</u>
Total Net Position	<u>\$ 7,041,198</u>

Total Liabilities, Net Position and Total Deferred Inflows

\$ 7,669,097

The notes to financial statements are an integral part of this statement.

HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION -
PROPRIETARY FUNDS
TWELVE MONTHS ENDED DECEMBER 31, 2014

Operating Income

Tenant Income

Tenant rental revenue	\$ 1,637,905
Tenant revenue - other	<u>169,678</u>

Total Tenant and Other Rental Income	<u>\$ 1,807,583</u>
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Non-Tenant Income

HUD grants - operating	\$ 7,207,003
Other governmental grants	19,831
Fraud recovery	6,998
Other revenue	<u>394,970</u>

Total Non-Tenant Income	<u>\$ 7,628,802</u>
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Total Operating Income	<u>\$ 9,436,385</u>
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Operating Expenses

Administration	\$ 2,314,043
Tenant services	178,556
Utilities	724,306
Ordinary maintenance and operation	1,984,187
General expense	593,276
Protective services	267,685
Extraordinary maintenance	50,590
Housing assistance payments	2,973,230
Depreciation	<u>626,923</u>

Total Operating Expenses	<u>\$ 9,712,796</u>
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Net Operating Income (Loss)	<u>\$ -276,411</u>
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Nonoperating Income (Expenses)

HUD grants - capital	\$ 289,422
Casualty losses	-9,435
Interest income	<u>3,510</u>

Total Nonoperating Income (Expenses)	<u>\$ 283,497</u>
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Changes in net position	\$ 7,086
Net position, beginning of year	7,037,468
Prior period adjustments	<u>-3,356</u>

Net position, end of year	<u>\$ 7,041,198</u>
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**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

**COMBINED STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
TWELVE MONTHS ENDED DECEMBER 31, 2014**

Operating Activities

Operating subsidy	\$ 7,051,923
Tenant revenue	1,705,285
Other revenues	401,968
Housing assistance payments	-2,973,230
Payments to employees	-2,379,718
Payments to suppliers and contractors	<u>-3,741,759</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ 179,749</u>

Investing Activities

Interest income	<u>\$ 3,510</u>
Net Cash Provided (Used) by Investing Activities	<u>\$ 3,510</u>

Capital and Related Financing Activities

HUD grants - capital	\$ 289,422
Casualty losses	-9,435
(Additions) deletions to capital assets	<u>-414,297</u>
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>\$ -134,310</u>
Net Change in Cash	\$ 48,949
Cash Balance at December 31, 2013	<u>1,855,547</u>
Cash Balance at December 31, 2014	<u>\$ 1,904,496</u>

HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA

COMBINED STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
TWELVE MONTHS ENDED DECEMBER 31, 2014

**Reconciliation of Operating Income (Loss) to Net Cash
Provided (Used) by Operating Activities**

Net operating income (loss)	\$ -276,411
Adjustment to Reconcile Operating Income (Loss) to Net Cash Flows from Operating Activities:	
Depreciation	626,923
Adjustments to net position	-3,356
(Increase) decrease in accounts receivable	-86,253
(Increase) decrease in prepaid expenses	-4,450
(Increase) decrease in inventories	-8,576
Increase (decrease) in accounts payable	63,253
Increase (decrease) in other liabilities	-151,143
Increase (decrease) in unearned revenues	1,512
Increase (decrease) in FSS escrow	<u>20,250</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ 179,749</u>

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2014**

Note 1 - Summary of Significant Accounting Policies

(a) Organization and Reporting Entity -

The Housing Authority was established January 25, 1965 by the City of East Chicago pursuant to the laws of the State of Indiana, as a municipal corporation (IC36-7-18-14), to transact business and to have powers as defined therein to provide low-rent housing for qualified individuals in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development and other applicable Federal Agencies.

Under the United States Housing Act of 1937, as amended, the U.S. Department of Housing and Urban Development (HUD) has direct responsibility for administering low-rent housing programs in the United States. Accordingly, HUD has entered into a contract with the Authority for the purpose of assisting in financing the acquisition, construction and leasing of housing units and to make annual contributions (subsidies) to the program for the purpose of maintaining its low-rent character.

In evaluating the Authority as a reporting entity, management has addressed its relationship with the City of East Chicago and concluded the City does not maintain an oversight responsibility for the Authority's operations. However, the Housing Authority is a related organization to the City of East Chicago since an independent seven member Board of Commissioners appointed and removed by the Mayor of the City of East Chicago, is responsible for the activities of the Authority. The Authority recruits and employs its executive staff and has substantial legal authority to control its affairs without requiring approval of the City government. Debt incurred by the Authority is not an obligation of the City; the City does not review or approve the Authority's budget, is not entitled to any surplus funds generated by the Authority's operations and is not responsible for any deficits incurred by the Authority.

Consequently, in accordance with evaluating the criteria set forth in Section 2100 and 2600 of the Governmental Accounting Standards Board Codification, management has concluded that the Housing Authority of the City of East Chicago is a separate reporting entity. All funds and programs of the Housing Authority are included in these statements. The Housing Authority has one active component unit.

(b) Component Units -

Consistent with applicable guidance, the criteria used by the Authority to include component units within its reporting entity are financial accountability and the nature and significance of the relationship. The Authority included organizations as component units under the following financial accountability criteria:

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2014
(CONTINUED)**

Note 1 - Summary of Significant Accounting Policies

(b) Component Units - (Continued)

1. Organizations for which the Authority appoints a voting majority of the organizations governing body and for which (a) the Authority is able to impose its will on the organization or (b) there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on the Authority.
2. A financial benefit or burden relationship between the Authority and the component unit.
3. Management of the Authority have operational responsibility for the activities of the component unit.

The following is a brief description of the blended component unit meeting the above criteria that is included in the PHA's financial reporting entity.

The Managed East Chicago Housing Association, Inc. is a not-for-profit subsidiary established to provide safe, affordable and decent housing for the residents of East Chicago, Indiana by constructing, acquiring, owning, leasing and renting facilities. It provides low-rent housing to qualified individuals. The Component Unit is supported primarily through rental income receipts. The Component Unit's board of directors are not required to be members of the ECHA's board.

(c) Method of Accounting -

The financial statements of the Housing Authority have been prepared on the accrual basis of accounting and accordingly, reflect all significant receivables, payables and other liabilities. The Housing Authority applies all relevant Governmental Accounting Standards Board (GASB) pronouncements.

(d) Financial Statement Presentation

Although a formal policy has not been adopted, in financial statement preparation the Authority distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with the Authority's principal ongoing operations. Principal operating revenues are tenant rents and HUD grants. Operating expenses include administration, maintenance, insurance, depreciation, utilities, housing assistance payments and other general expenses. All revenues and expenses not meeting these definitions are reported as non-operating revenues and expenses.

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2014
(CONTINUED)**

Note 1 - Summary of Significant Accounting Policies

(e) Funds -

Each of the programs of the Housing Authority are organized on a basis of fund accounting, using a separate set of self balancing accounts as prescribed by HUD. The programs of the Housing Authority are:

- * Public and Indian Housing
- * Public Housing Capital Fund
- * Section 8 Housing Choice Vouchers
- * Central Office Cost Center (COCC)
- * State and Local
- * Component Unit - MECHA

These programs are all accounted for within the 'Proprietary' (enterprise) fund as described below:

Proprietary Fund Types:

Proprietary funds use the economic resources measurement focus and utilize the accrual basis of accounting. All assets and liabilities associated with a proprietary fund's activities are included on the fund statement. Proprietary fund equity is segregated into Net Investment in Capital Assets, Restricted and Unrestricted.

(f) Cash and Cash Equivalents -

For purposes of the statement of cash flows, the Housing Authority considers all highly liquid investments to be cash equivalents. Highly liquid assets are those with a maturity of less than one (1) month at date of purchase.

(g) Interprogram Receivables and Payables

During the course of operations, numerous transactions occur within individual programs that may result in amounts owed between these programs. These receivables and payables are classified as "due from other programs" or "due to other programs" on the combining statement of net position and have been eliminated in the basic financial statements.

(h) Accounts Receivable -

The tenants accounts receivable discloses the gross amount due from the tenants at December 31, 2014, and does not take into consideration prepaid amounts. The Housing Authority provides for an allowance for doubtful accounts, based on the estimated collections of current accounts receivables. The Housing Authority semi-annually writes off uncollectible accounts receivable to the allowance account based on a review of the current status of existing receivables for lease end participating tenants and the determination that the receivable will not be collected.

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2014
(CONTINUED)**

Note 1 - Summary of Significant Accounting Policies

(i) Inventories and Materials -

Inventories and materials are stated at cost which approximates market determined on a first-in, first-out basis.

(j) Investments -

Investments are stated at cost which approximates market.

(k) Fixed Assets -

For the purpose of determining, distinguishing and recording materials and non-expendable equipment and personal property purchased or acquired in connection with development, management, and maintenance of public housing developments owned or operated, the Housing Authority follows the following capitalization policy:

If the initial cost of a piece of equipment and/or other personal property is two thousand dollars (\$2,000) or more and the anticipated life or useful life of said equipment or property is more than one (1) year, the same shall be capitalized and recorded as non-expendable equipment and charged as a capital expenditure.

Land, buildings and equipment contains the following:

- 1) The total development construction costs incurred for each project at the end of the initial operating period,
- 2) nonexpendable equipment, and
- 3) property betterments and additions
- 4) land acquisitions.

These are recorded at cost. Depreciation of property and equipment is provided using the straight line method for financial reporting purposes at rates based on the following estimates:

Buildings	27-1/2 years
Equipment	5 years
Transportation equipment	5 years
Furniture and fixtures	5 years
Leasehold improvements	10 years

A "half-year" convention will be utilized whereby one-half year of depreciation is recorded in the year of acquisition and the year of disposition.

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2014
(CONTINUED)**

Note 1 - Summary of Significant Accounting Policies

(l) Net Position -

GASB Statement 63 requires the classification of net position into three components as defined below:

- 1) Net investment in capital assets - capital assets, net of accumulated depreciation, reduced by the outstanding balances of debt and deferred inflows of resources related to the acquisition, construction or improvement of those assets.
- 2) Restricted - restricted assets reduced by liabilities and deferred inflows of resources related to those assets.
- 3) Unrestricted - amounts not required to be reported in the other components of net position.

(m) Income Tax -

The Authority, organized under Indiana state law as a political subdivision subsidized by the Federal government, is exempt from Federal and State income taxes.

(n) Annual Contributions/Subsidies and Other Grants

Annual contributions and subsidies received from the Department of HUD are recorded as grant revenues.

Other grants (such as CFP grants) are recognized when program expenditures are incurred. Such revenue is subject to review by the Department of Housing and Urban Development and may result in disallowance in subsequent periods.

- (o) The Housing Authority adopts a budget annually. The budget is submitted to the Board of Commissioners for approval. Subsequent budget revisions may also be required to be submitted for approval.
- (p) The preparation of financial statements in conformity with generally accepted accounting principles require the Housing Authority to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.
- (q) Leasing activities (as lessor) - the Authority is the lessor of dwelling units mainly to low income and/or elderly and disabled residents. The rents under the lease are determined generally by the resident's income as adjusted by eligible deductions regulated by HUD, although the resident may elect for a flat rent option. Leases may be cancelled by the lessee at any time with proper notice. The Authority may cancel the lease only for cause.

HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA

NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2014
(CONTINUED)

Note 1 - Summary of Significant Accounting Policies

- (r) Rental income is recognized as rents become due.
- (s) At any time during the year and at year end, there are construction projects in process. These projects include modernizing rental units. The projects are funded by HUD and funds are requested periodically as costs are incurred.

Note 2 - Cash and Investments

Statutes authorize the Housing Authority to invest in certificates of deposit, money market funds, United States government securities and repurchase agreements fully collateralized by United States government securities.

All cash and investments are insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC) or other equivalent insurance company of the depository financial institutions. The deposits exceeding the insured or registered limits are public funds covered by the State of Indiana Public Deposit Fund.

Custodial Credit Risk

- a. Deposits - Custodial credit risk is the risk that in the event of a financial institution failure, the Authority's deposits may not be returned to or that the Authority will not be able to recover collateral securities in the possession of an outside party.
- b. Investments - Custodial credit risk is the risk that in the event of the failure of the depository, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of the outside party.

Credit Risk Investments, Concentration of Credit Risk and Interest Rate Risks - Investments

Credit Risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. The Housing Authority has no investment policy that limits its investment choices other than the limitation of state law and/or the Department of Urban Development regulations.

Concentrations of Credit Risk is the risk of loss attributed to the amount of the investment in a single issuer. The Authority does not have a formal investment policy covering the concentration of credit risk.

Investment Rate Risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Housing Authority has no formal policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2014
(CONTINUED)**

Note 2 - Cash and Investments (Continued)

The cash deposits held at financial institutions can be categorized according to three levels of risk. These three levels of risk are as follows:

Category 1 - Deposits which are insured or collateralized with securities held by the Housing Authority or by its agent in the Housing Authority's name.

Category 2 - Deposits which are collateralized with securities held by the pledging financial institution's trust department or agent in the Housing Authority's name.

Category 3 - Deposits which are not collateralized or insured.

Based on the three levels of risk, all of the Housing Authority's funds are classified as Category 1.

<u>Program</u>	<u>Book Balance</u>	<u>Bank Balance</u>
Public Housing/COCC	\$ 1,707,834	\$ 2,079,420
Section 8 Housing Choice Vouchers	136,970	139,298
MECHA	<u>59,692</u>	<u>59,714</u>
 Total	 <u>\$ 1,904,496</u>	 <u>\$ 2,279,432</u>

Note 3 - Compensated Absences

As of January 1, 1998 existing employees no longer accrue vacation time monthly. Vacation hours an employee is entitled to for the current year are placed into a new bank for immediate use (does not include new employees with less than one year of service). New employees must wait until their one year anniversary to take vacation. This new bank of vacation time must be taken in full by the end of the current year or it is lost. If an employee leaves the agency before the end of the year due to retirement, termination, resignation, job elimination, etc., any excess vacation hours not taken will be included in the final paycheck.

Employee's vacation hours as of December 31, 1997 were placed into an old bank but will not be used until they have used all of their new vacation bank. Unused vacation time from the old bank as of December 31, 1997 will carryover from year to year until fully exhausted. Maximum vacation hours from the old bank if an employee is entitled to if they leave the agency is still 360 hours. For all compensated absences, the liability is valued at the pay rates in effect at the end of the Authority's fiscal year.

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2014
(CONTINUED)**

Note 3 - Compensated Absences (Continued)

Vacation leave must be requested at least two weeks in advance with available time verified by accounting and approved by the supervisor and the executive director. Vacation time is taken in increments of hours only (i.e. no quarter, half, and three-fourths hours).

Employees can accumulate a maximum of 240 hours of sick leave. For every three months the accumulated sick leave is consistently 240 hours, the employee earns 8 additional hours of vacation leave the following month. Since the Authority has no obligation for the accumulated sick leave until it is actually taken, no accrual for sick leave has been made.

Annual Leave

- A. Annual leave requests are granted on a seniority basis based on years of employment. Employees are required to take annual leave in the year in which it is received. Annual leave will not be advanced to employees except at the discretion of the executive director. Newly hired employees are not entitled to annual leave until they have successfully completed one full year of employment, except at the discretion of the executive director.
- B. All permanent full-time administrative employees shall receive a paid vacation after one full year of employment. Paid vacations will be granted as follows to employees according to years of service:

- ½ on January 16; ½ on July 16
- Less than five years - 12 days annually
- More than five years but less than ten years - 18 days annually
- Ten years or more - 24 days annually

All permanent full-time maintenance employees shall receive a paid vacation after one full year of employment. Paid vacations will be granted as follows to employees according to years of service:

- ½ on January 16; ½ on July 16
- Less than five years - ten days annually
- More than five years but less than fifteen years - 15 days annually
- Fifteen years or more - 20 days annually

Accumulation of Vacation Time

Cumulative maximum carryover of unused leave at the beginning of any leave year may not exceed forty-five (45) days of vacation accrual for any employee, if applicable.

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2014
(CONTINUED)**

Note 4 - Defined Contribution Plan

The Housing Authority provides pension benefits for all of its full-time employees through a defined contribution plan with Principal Mutual Life Insurance Company. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Housing Authority contributions forfeited by employees who leave employment prior to vesting are used to reduce current costs and contribution requirements. For the fiscal year ended December 31, 2014, the actual contributions by the Housing Authority were \$312,332. Total annual payroll expense was \$2,339,870.

Billings and Company, Inc. Money Purchase Plan

Asset acquisition of Life Associates, Inc. by Billings and Company, Inc. was effective 3/1/2014.

This agreement together with the Billings and Company, Inc. basic defined contribution plan constitutes amendment No. 1 to the Plan established by the Board of Commissioners. The plan may only be amended by the Authority's Board.

Eligible Employee

An eligible employee is an employee of the Housing Authority that meets the requirements employed in the following employment classification: i) paid on a salaried basis, ii) paid on a commission basis, iii) paid on an hourly basis. Is customarily employed for at least 20 hours per week, for at least 5 months per year.

Employer Contributions and Forfeitures

Contributions are made for each person who was an active member at anytime since the last contribution date. The amount of the employer contribution for such person shall be calculated as of the contribution date and shall be equal to 14.70% of their monthly pay as established by the Board of Commissioners.

Vesting Percentage

Vesting percentage is used to determine the nonforfeitable percentage of a member's account resulting from contributions. The vesting percentage for a member who is an employee on or after the date he reaches normal retirement age or early retirement age shall be 100%. The vesting percentage for a member who is an employee on the date they become totally disabled or dies shall be 100%.

Member's account resulting from our contributions is subject to the vesting schedule selected below:

<u>Vesting Service</u>	<u>Vesting Percentage</u>
Less than 1 year	50
1 year	60
2 years	70
3 years	80
4 years	90
5 years or more	100

HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA

NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2014
(CONTINUED)

Note 5 - Post-Employment Benefits

The Housing Authority does not provide post employment retirement benefits. As a result there are no disclosures included in these statements as required by GASB 45.

Note 6 - Accounts Receivable - Net of Allowance

Accounts receivable consists of the following accounts:

Accounts receivable - HUD	\$ 927,481
Accounts receivable - other government	85,108
Accounts receivable - miscellaneous	7,145
Tenants accounts receivable	50,145
Allowance for doubtful - tenants	-7,935
Fraud recovery	5,719
Allowance for doubtful - fraud	<u>-4,612</u>
Subtotal	\$ 1,063,122
Interfund	<u>289,348</u>
Total	<u>\$ 1,352,470</u>

Note 7 - Prepaid Expenses

This classification includes the following accounts:

Prepaid insurance	<u>\$ 119,871</u>
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Note 8 - Capital Assets

Balance as of December 31, 2014	\$ 4,411,852
Balance as of December 31, 2013	<u>4,624,478</u>
Net Increase (Decrease)	<u>\$ -212,626</u>

Reconciliation

Property betterments and additions	\$ 414,297	
Depreciation expense	<u>-626,923</u>	*
Net Increase (Decrease)	<u>\$ -212,626</u>	

HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA

NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2014
(CONTINUED)

Note 8 - Capital Assets (Continued)

<u>Analysis</u>	<u>01/01/2014 Balance</u>	<u>Additions/ Transfers</u>	<u>Deletions/ Transfers</u>	<u>12/31/2014 Balance</u>
Land	\$ 981,717	\$ 13,200	\$ 0	\$ 981,717
Buildings	42,178,276	543,817	0	42,178,276
Equipment and furniture	891,182	0	0	891,182
Construction in progress	<u>149,625</u>	<u>6,905</u>	<u>149,625</u>	<u>6,905</u>
Total	\$ 44,200,800	\$ 563,922	\$ 149,625	\$ 44,615,097
Accumulated depreciation	<u>-39,576,322</u>	<u>0</u>	<u>626,923</u>	* <u>-40,203,245</u>
Total	<u>\$ 4,624,478</u>	<u>\$ 563,922</u>	<u>\$ 776,548</u>	<u>\$ 4,411,852</u>

*Current year depreciation expense recognized.

Note 9 - Accounts Payable

This classification includes the following accounts:

Vendors and contractors	<u>\$ 152,427</u>
Subtotal	\$ 152,427
Interfund	<u>289,348</u>
Total	<u>\$ 441,775</u>

Note 10 - Other Liabilities

Other liabilities consists of the following:

Current Portion:

Wages/payroll taxes payable	\$ 89,426
Payment in lieu of taxes	67,183
Utilities payable	<u>76,600</u>
Total Current Portion	<u>\$ 233,209</u>

Noncurrent Portion:

Earned compensated absences	<u>\$ 22,967</u>
Total	<u>\$ 256,176</u>

HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA

NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2014
(CONTINUED)

Note 11 - Summary of Long Term Liabilities

A summary of long term liabilities as of December 31, 2014:

	01/01/2014			12/31/2014
	<u>Balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>Balance</u>
FSS escrow	\$ 32,718	\$ 20,250	\$ 0	\$ 52,968
Earned compensated absences	<u>23,914</u>	<u>0</u>	<u>1,047</u>	<u>22,867</u>
Total	<u>\$ 56,632</u>	<u>\$ 20,250</u>	<u>\$ 1,047</u>	<u>\$ 75,835</u>

Note 12 - Unearned Revenue

This classification consists of the following accounts:

Tenants prepaid rent	\$ 7,867
Other	<u>46</u>
Total	<u>\$ 7,913</u>

Note 13 - Administrative Fee

The PHA receives an "Administrative Fee" as part of the annual contribution from HUD to cover the costs (including overhead) of administering the HAP Program. The Voucher rate is determined annually by HUD.

Note 14 - Allocation of Costs

The PHA allocated some expenses not attributable to a specific program to all programs under management. The basis for these allocations varied with the type of expenses as management deemed equitable.

Note 15 - Contingencies

Federal Grants

In the normal course of operations, the Housing Authority receives grant funds from the Department of Housing and Urban Development. The programs are subject to audit by agents of HUD, the purpose of which is to ensure compliance with conditions precedent to the granting of funds. Any liability for reimbursement which may arise as a result of these audits is not believed to be material.

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

**NOTES TO FINANCIAL STATEMENTS
TWELVE MONTHS ENDED DECEMBER 31, 2014
(CONTINUED)**

Note 16 - Prior Period Adjustments

The following adjustments were posted directly to net position:

Adjustment to FSS escrow	<u>\$ -3,356</u>
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Note 17 - Contracts/Commitments

As of December 31, 2014, the Housing Authority had entered into the following pending construction projects in progress:

	<u>Funds Approved</u>	<u>Funds Expended To Date</u>
CFP 501-13	\$ 1,086,066	\$ 550,172
CFP 501-14	<u>1,268,838</u>	<u>321,476</u>
Total	<u>\$ 2,354,904</u>	<u>\$ 871,648</u>

As of December 31, 2014, the Housing Authority had entered into the following operating lease obligation:

<u>Lease Obligations</u>	<u>Lease Term</u>	<u>Monthly Payment</u>
Pitney Bowes - Postage Machine	8 months	\$ 945
MailFinance, Inc. - Postage Machine	36 months	938

Note 18 - Risk Management

The Housing Authority carries commercial insurance coverage to cover exposure and the risk of losses related to torts, thefts, damages, destruction of assets, errors and omissions, injuries, natural disasters and defalcation.

For insured programs there has been no significant reduction in insurance coverage. Settled claims have not exceeded insurance coverage or the risk pool coverage in the current or past three years.

Note 19 - Economic Dependency

The Housing Authority received most of its revenue (78%) from the United States Department of Housing and Urban Development. This funding is subject to federal government appropriations and potential funding reductions.

Visited 10/12/2016

SUPPLEMENTAL DATA

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2014**

<u>Federal Grantor/Program</u>	<u>Federal CFDA Number</u>	<u>Contract Number</u>	<u>Grant Period</u>	<u>Program Amount</u>	<u>Receipts or Revenue Recognized</u>	<u>Disbursements/ Expenditures</u>
<u>U.S. Department of HUD</u>						
Direct Programs:						
Public and Indian Housing	14.850	C-651	FYE 12/31/14	\$ 2,564,218	\$ 2,564,218	\$ 2,564,218
Public Housing - Capital Fund	14.872	C-651	FYE 12/31/14	\$ 4,753,978	\$ 1,690,156	\$ 1,690,156
Section 8 Housing Choice Vouchers*	14.871	C-2030V	FYE 12/31/14	\$ 3,242,051	\$ 3,242,051	\$ 3,242,051
Total Federal Assistance				\$ 10,560,247	\$ 7,496,425	\$ 7,496,425

*Denotes major program.

**NOTES TO THE SCHEDULE OF FEDERAL AWARDS (SEFA)
TWELVE MONTHS ENDED DECEMBER 31, 2014**

Note 1 – Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the East Chicago Housing Authority (Authority) and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the Authority’s consolidated financial statements.

The schedule summarizes the federal funds expended by the Authority under the programs of the federal government during the year ended December 31, 2014. The awards are classified as major and non-major program categories in accordance with the provisions of the Office of Management and Budget (OMB) Circular A-133, *Audits of States Local Governments and Non-Profit Organizations*. The schedule of expenditures of federal awards displays the Authority’s expenditures charged to federal programs for the year ended December 31, 2014, and should be read in conjunction with the Authority’s consolidated financial statements.

Note 2 – Sources of Funding

The schedule includes all grants and contracts entered into directly between the Authority and agencies and departments of the federal government, as well as federal funds passed-through to the Authority by primary recipients. The Authority provided no part of its direct grant federal dollars to sub-recipients.

The Authority did not receive any non-cash assistance from federal funds, had no federal insurance, nor have any loan or loan guarantees outstanding as of December 31, 2014.

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

**PHA's STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COST
PHASE IN36P029501-11**

1. The Actual Modernization Costs of Phase IN36P029501-11 are as follows:

Funds approved	\$ 1,249,415
Funds expended	<u>1,249,415</u>
Excess of Funds Approved	<u><u>\$ 0</u></u>
Funds advanced	
Grants	\$ 1,249,415
Funds expended	<u>1,249,415</u>
Excess of Funds Advanced	<u><u>\$ 0</u></u>

2. The distribution of costs by project, as shown on the final Statement of Modernization Cost, dated February 26, 2015, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval, is in agreement with the PHA's records.
3. All modernization costs have been paid and all related liabilities have been discharged through payment.

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

**PHA's STATEMENT AND CERTIFICATION OF ACTUAL MODERNIZATION COST
PHASE IN36P029501-12**

1. The Actual Modernization Costs of Phase IN36P029501-12 are as follows:

Funds approved	\$ 1,149,659
Funds expended	<u>1,149,659</u>
Excess of Funds Approved	<u><u>\$ 0</u></u>
Funds advanced	
Grants	\$ 1,149,659
Funds expended	<u>1,149,659</u>
Excess of Funds Advanced	<u><u>\$ 0</u></u>

2. The distribution of costs by project, as shown on the final Statement of Modernization Cost, dated March 11, 2015, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval, is in agreement with the PHA's records.
3. All modernization costs have been paid and all related liabilities have been discharged through payment.



Visited 10/12/2016

PAMELA J. SIMPSON

Certified Public Accountant

**Independent Auditor's Report on Internal Control over Financial Reporting
and on Compliance and Other Matters Based on an Audit
of Financial Statements Performed in Accordance with
*Government Auditing Standards***

Board of Commissioners
Housing Authority of the City of East Chicago
East Chicago, Indiana

I have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the Housing Authority of the City of East Chicago, which comprise the statement of net position as of December 31, 2014, and the related statements of changes in net position and cash flows for the year then ended, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of East Chicago's basic financial statements and have issued my report thereon dated July 17, 2015.

Internal Control Over Financial Reporting

In planning and performing my audit of the financial statements, I considered the Housing Authority of the City of East Chicago's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing my opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the City of East Chicago's internal control. Accordingly, I do not express an opinion on the effectiveness of the Housing Authority of the City of East Chicago's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Housing Authority of the City of East Chicago's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

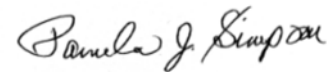
My consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control, that might be material weaknesses or significant deficiencies. Given these limitations, during my audit I did not identify any deficiencies in internal control that I consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the City of East Chicago's financial statements are free from material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit and, accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of my testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the City of East Chicago's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority of the City of East Chicago's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Certified Public Accountant

Decatur, Illinois
July 17, 2015



**Independent Auditor's Report on Compliance For Each Major Federal Program;
Report on Internal Control Over Compliance Required by OMB Circular A-133**

Board of Commissioners
Housing Authority of the City of East Chicago
East Chicago, Indiana

Report on Compliance for Each Major Program

I have audited the Housing Authority of the City of East Chicago's compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement*, that could have a direct and material effect on each of the Housing Authority of the City of East Chicago's major federal programs for the year ended December 31, 2014. The Housing Authority of the City of East Chicago's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to its federal programs.

Auditor's Responsibility

My responsibility is to express an opinion on compliance for each of the Housing Authority of the City of East Chicago's major federal programs based on my audit of the types of compliance requirements referred to above.

I conducted my audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and *OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations (OMB Circular A-133)*. Those standards and *OMB Circular A-133* require that I plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a material effect on the major federal programs occurred. An audit includes examining, on a test basis, evidence about the Housing Authority of the City of East Chicago's compliance with those requirements and performing such other procedures as I considered necessary in the circumstances.

I believe that my audit provides a reasonable basis for my opinion on compliance with each major program. However, my audit does not provide a legal determination of the Housing Authority of the City of East Chicago's compliance.

Opinion on Each Major Program

In my opinion, the Housing Authority of the City of East Chicago complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major Federal programs identified above for the year ended December 31, 2014.

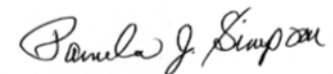
Report on Internal Control Over Compliance

Management of the Housing Authority of the City of East Chicago is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing my audit of compliance, I considered the Housing Authority of the City of East Chicago's internal control over compliance with the types of requirements that could have a direct and material effect on a major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing my opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with *OMB Circular A-133*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, I do not express an opinion on the effectiveness of the Housing Authority of the City of East Chicago's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirements of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a *material weakness* in internal control over compliance, yet important enough to merit the attention by those charged with governance.

My consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be *material weaknesses* or *significant deficiencies*. I did not identify any deficiencies in internal control over compliance that I consider to be *material weaknesses*, as defined above. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of my testing of internal control over compliance and the results of my testing based on the requirements of *OMB Circular A-133*. Accordingly, this report is not suitable for any other purpose.



Certified Public Accountant

Decatur, Illinois
July 17, 2015

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

STATUS OF PRIOR AUDIT FINDINGS

The prior audit for the period ended December 31, 2013 contained no audit findings.

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS - SUMMARY
FOR THE YEAR ENDED DECEMBER 31, 2014**

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report: Unqualified

* Material weakness(es) identified? _____ yes X no

* Significant deficiency (ies) identified? _____ yes X none reported

Noncompliance material to financial statements noted? _____ yes X no

Federal Awards

Internal control over major programs:

* Material weakness(es) identified? _____ yes X no

* Significant deficiency (ies) identified? _____ yes X none reported

Type of auditor's report issued on compliance for major programs: Unqualified

Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of OMB Circular A-133? _____ yes X no

Identification of major programs:

<u>CFDA Number(s)</u>	<u>Name of Federal Program or Cluster</u>
14.871	Housing Choice Voucher Program

Dollar threshold used to distinguish between type A and type B programs: \$ 300,000

Auditee qualified as low-risk auditee? X yes _____ no

**HOUSING AUTHORITY OF THE CITY OF EAST CHICAGO
EAST CHICAGO, INDIANA**

CURRENT FINDINGS AND RECOMMENDATIONS

Section II - Financial Statement Audit Findings

There were no financial statement audit findings discussed with Tia Cauley, Executive Director or Sharon Johnson, Director of Finance and other members of management, during the course of the audit or at an exit conference held July 17, 2015.

Section III - Federal Award Audit Findings

There were no federal award audit findings discussed with Tia Cauley, Executive Director or Sharon Johnson, Director of Finance and other members of management, during the course of the audit and at an exit conference held July 17, 2015.

Housing Authority of the City of East Chicago (IN029)
EAST CHICAGO, IN
Entity Wide Balance Sheet Summary

Fiscal Year End: 12/31/2014

Submission Type: Audited/A-133

	Project Total	14,871 Housing Choice Vouchers	6.2 Component Unit - Blended	2 State/Local	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$958,908	\$94,400	\$58,092		\$563,748	\$1,685,148		\$1,685,148
112 Cash - Restricted - Modernization and Development								
113 Cash - Other Restricted	\$10,308	\$42,870				\$53,968		\$53,968
114 Cash - Tenant Security Deposits	\$156,915		\$1,600			\$158,515		\$158,515
115 Cash - Restricted for Payment of Current Liabilities	\$7,867					\$7,867		\$7,867
100 Total Cash	\$1,144,086	\$136,970	\$59,692	\$0	\$563,748	\$1,504,486	\$0	\$1,504,486
121 Accounts Receivable - PHA Projects								
122 Accounts Receivable - HUD Other Projects	\$871,947	\$55,634	\$65,277	\$16,831		\$927,481		\$927,481
124 Accounts Receivable - Other Government						\$55,108		\$55,108
125 Accounts Receivable - Miscellaneous	\$3,450		\$0		\$3,866	\$7,145		\$7,145
126 Accounts Receivable - Tenants	\$49,188	\$1,050				\$50,216		\$50,216
125.1 Allowance for Doubtful Accounts - Tenants	\$6,895					\$7,935		\$7,935
125.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current								
128 Fraud Recovery	\$4,428	\$1,290				\$5,719		\$5,719
128.1 Allowance for Doubtful Accounts - Fraud	\$3,322	\$1,290				\$4,612		\$4,612
129 Accrued Interest Receivable								
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$918,515	\$55,634	\$65,277	\$19,831	\$3,866	\$1,063,122	\$0	\$1,063,122
131 Investments - Unrestricted								
132 Investments - Restricted								
135 Investments - Restricted for Payment of Current Liability								
142 Prepaid Expenses and Other Assets	\$197,077	\$6,021	\$1,837		\$5,338	\$198,871		\$198,871
143 Inventories	\$167,524		\$3,458			\$170,980		\$170,980
143.1 Allowance for Obsolete Inventories	\$1,875					\$1,708		\$1,708
144 Inter Program Due From	\$19,831					\$19,831		\$19,831
145 Assets Held for Sale								
150 Total Current Assets	\$2,385,368	\$197,625	\$130,208	\$19,831	\$942,866	\$3,546,088	-\$289,348	\$3,256,740
161 Land	\$574,717		\$20,200			\$594,917		\$594,917
162 Buildings	\$2,840,968		\$1,495			\$2,842,463		\$2,842,463
163 Furniture, Equipment & Machinery - Dwellings								
164 Furniture, Equipment & Machinery - Administration	\$787,436	\$51,236			\$52,510	\$891,182		\$891,182
165 Leasehold Improvements								
166 Accumulated Depreciation	-\$40,087,301	-\$51,236	-\$2,198		-\$52,510	-\$40,203,245		-\$40,203,245
167 Construction in Progress	\$6,905					\$6,905		\$6,905
168 Infrastructure								
160 Total Capital Assets, Net of Accumulated Depreciation	\$4,512,355	\$0	\$99,497	\$0	\$0	\$4,611,852	\$0	\$4,611,852
171 Notes, Loans and Mortgages Receivable - Non-Current								
172 Notes, Loans, & Mortgages Receivable - Non Current - Paid Due								
173 Grants Receivable - Non Current								
174 Other Assets			\$505			\$505		\$505
178 Investments in Joint Ventures								
180 Total Non-Current Assets	\$4,312,355	\$0	\$100,002	\$0	\$0	\$4,412,357	\$0	\$4,412,357
200 Deferred Outflow of Resources								
290 Total Assets and Deferred Outflow of Resources	\$6,667,713	\$197,625	\$230,210	\$19,831	\$842,866	\$7,958,445	-\$289,348	\$7,669,097

Housing Authority of the City of East Chicago (IN029)
EAST CHICAGO, IN
Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133 Fiscal Year End: 12/31/2014

	Project Total	14,871 Housing Choice Vouchers	8.2 Component Unit - Blended	2 State/Local	COCC	Subtotal	ELIM	Total
311 Bank Overdraft								
312 Accounts Payable <= 90 Days	\$139,684	\$7,541			\$5,222	\$152,427		\$152,427
313 Accounts Payable >90 Days Past Due								
321 Accrued Wage/Payroll Taxes Payable	\$21,516	\$2,756			\$85,155	\$89,428		\$89,428
322 Accrued Compensated Absences - Current Portion								
324 Accrued Contingency Liability								
325 Accrued Interest Payable								
331 Accounts Payable - HUD PHA Programs								
332 Account Payable - PHA Projects	\$67,183					\$67,183		\$67,183
333 Accounts Payable - Other Government	\$158,915		\$1,600			\$158,515		\$158,515
341 Tenant Security Deposits	\$7,837	\$46				\$7,913		\$7,913
342 Unearned Revenue								
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue								
344 Current Portion of Long-term Debt - Operating Borrowings								
345 Other Current Liabilities								
346 Accrued Liabilities - Other	\$74,615	\$657	\$511		\$637	\$76,600		\$76,600
347 Inter Program - Due To		\$143,020	\$126,497	\$19,831		\$289,348	-\$289,348	\$0
348 Loan Liability - Current								
310 Total Current Liabilities	\$467,960	\$153,956	\$128,608	\$19,831	\$71,014	\$941,412	-\$289,348	\$552,064
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue								
352 Long-term Debt, Net of Current - Operating Borrowings								
353 Non-current Liabilities - Other	\$10,398	\$42,570				\$52,968		\$52,968
354 Accrued Compensated Absences - Non Current	\$5,681	\$1,266	\$878		\$14,374	\$22,867		\$22,867
355 Loan Liability - Non Current								
356 FASB 5 Liabilities								
357 Accrued Pension and OPEB Liabilities								
350 Total Non-Current Liabilities	\$16,969	\$43,826	\$676	\$0	\$14,374	\$75,835	\$0	\$75,835
300 Total Liabilities	\$484,919	\$197,825	\$129,284	\$19,831	\$85,388	\$917,247	-\$289,348	\$627,899
400 Deferred Inflow of Resources								
508.4 Net Investment in Capital Assets	\$4,312,365		\$68,497			\$4,411,852		\$4,411,852
511.4 Restricted Net Position								
512.4 Unrestricted Net Position	\$1,870,639	\$0	\$1,429	\$0	\$757,476	\$2,629,346		\$2,629,346
513 Total Equity - Net Assets / Position	\$6,162,794	\$0	\$100,926	\$0	\$757,476	\$7,041,196	\$0	\$7,041,196
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$6,867,713	\$197,825	\$230,210	\$19,831	\$842,868	\$7,958,445	-\$289,348	\$7,669,097

Housing Authority of the City of East Chicago (IN029)
EAST CHICAGO, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 12/31/2014

	Project Total	14-871 Housing Choice Vouchers	9.2 Component Unit - Blended	2 State/Local	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$1,616,543		\$21,362			\$1,637,905		\$1,637,905
70400 Tenant Revenue - Other	\$186,652		\$1,016			\$169,676		\$169,676
70500 Total Tenant Revenue	\$1,785,205	\$0	\$22,378	\$0	\$0	\$1,807,583	\$0	\$1,807,583
70600 HUD PHA Operating Grants	\$3,964,962	\$3,242,051				\$7,207,003		\$7,207,003
70610 Capital Grants	\$289,422					\$289,422		\$289,422
70710 Management Fee					\$891,063	\$891,063	-\$891,063	\$0
70720 Asset Management Fee					\$96,720	\$96,720	-\$96,720	\$0
70730 Book Keeping Fee					\$111,623	\$111,623	-\$111,623	\$0
70740 Front Line Service Fee								
70750 Other Fees								
70700 Total Fee Revenue					\$1,189,406	\$1,189,406	-\$1,189,406	\$0
70600 Other Government Grants				\$19,831		\$19,831		\$19,831
71100 Investment Income - Unrestricted	\$2,214	\$255			\$1,041	\$3,510		\$3,510
71200 Mortgage Interest Income								
71300 Proceeds from Disposition of Assets Held for Sale								
71310 Cost of Sale of Assets								
71400 Fraud Recovery		\$6,998				\$6,998		\$6,998
71500 Other Revenue	\$191,412	\$4,970	\$207,906		\$692	\$394,970		\$394,970
71600 Gain or Loss on Sale of Capital Assets								
70000 Investment Income - Restricted								
70000 Total Revenue	\$8,223,205	\$3,254,274	\$230,264	\$19,831	\$1,201,129	\$10,928,723	-\$1,189,406	\$9,729,317
91100 Administrative Salaries	\$534,277	\$170,227	\$89,889		\$51,044	\$1,355,537		\$1,355,537
91200 Auditing Fees	\$5,390	\$3,680			\$530	\$9,800		\$9,800
91300 Management Fee	\$919,165	\$71,966				\$991,063	-\$891,063	\$0
91310 Book-keeping Fee	\$66,705	\$44,918				\$111,623	-\$111,623	\$0
91400 Advertising and Marketing								
91500 Employee Benefit Contributions - Administrative	\$244,730	\$80,075	\$25,833		\$238,298	\$588,941		\$588,941
91600 Office Expenses	\$124,397	\$28,414	\$5,743		\$86,668	\$245,542		\$245,542
91700 Legal Expense	\$20,507	\$3,333	\$10,876		\$17,686	\$52,216		\$52,216
91800 Travel	\$16,233	\$1,142	\$263		\$2,652	\$20,480		\$20,480
91810 Allocated Overhead								
91800 Other					\$41,517	\$41,517		\$41,517
91000 Total Operating - Administrative	\$1,931,434	\$403,657	\$132,511	\$0	\$949,927	\$3,416,729	-\$1,102,686	\$2,314,043
92000 Asset Management Fee	\$96,720					\$96,720	-\$96,720	\$0
92100 Tenant Services - Salaries	\$109,084	\$3,102		\$13,358		\$125,544		\$125,544
92200 Reconciliation Costs								
92300 Employee Benefit Contributions - Tenant Services	\$40,806	\$240		\$1,670		\$42,716		\$42,716
92400 Tenant Services - Other	\$5,451			\$4,603		\$10,284		\$10,284
92500 Total Tenant Services	\$155,393	\$3,342	\$0	\$19,631	\$0	\$178,556	\$0	\$178,556

Housing Authority of the City of East Chicago (IN029)
EAST CHICAGO, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 12/31/2014

	Project Total	14,871 Housing Choice Vouchers	6.2 Component Unit - Blended	2 State/Local	COCC	Subtotal	ELIM	Total
93100 Water	\$102,098	\$504	\$1,932		\$504	\$105,210		\$105,210
93200 Electricity	\$322,271	\$4,126	\$1,435		\$4,126	\$331,958		\$331,958
93300 Gas	\$281,936	\$1,620	\$2,054		\$1,620	\$287,130		\$287,130
93400 Fuel								
93500 Labor								
93600 Sewer								
93700 Employee Benefit Contributions - Utilities								
93800 Other Utilities Expense								
93000 Total Utilities	\$705,205	\$6,340	\$5,421	\$0	\$6,340	\$724,306	\$0	\$724,306
94100 Ordinary Maintenance and Operations - Labor	\$640,352		\$55,526			\$701,818		\$701,818
94200 Ordinary Maintenance and Operations - Materials and Other	\$187,601		\$7,341			\$194,942		\$194,942
94300 Ordinary Maintenance and Operations Contracts	\$725,239	\$4,892	\$1,664		\$4,875	\$740,890		\$740,890
94500 Employee Benefit Contributions - Ordinary Maintenance	\$342,203		\$4,434			\$346,637		\$346,637
94000 Total Maintenance	\$1,802,435	\$4,892	\$71,965	\$0	\$4,875	\$1,984,187	\$0	\$1,984,187
95100 Protective Services - Labor								
95200 Protective Services - Other Contract Costs	\$264,541	\$1,135			\$760	\$266,436		\$266,436
95300 Protective Services - Other	\$1,249					\$1,249		\$1,249
95500 Employee Benefit Contributions - Protective Services								
95000 Total Protective Services	\$265,790	\$1,135	\$0	\$0	\$760	\$267,685	\$0	\$267,685
96110 Property Insurance	\$117,147	\$1,413	\$2,128		\$1,413	\$122,099		\$122,099
96120 Liability Insurance	\$40,238	\$4,267	\$570		\$1,068	\$46,173		\$46,173
96130 Workmen's Compensation	\$26,130	\$3,445	\$3,847		\$6,506	\$39,928		\$39,928
96140 All Other Insurance	\$22,592	\$2,237	\$878		\$3,356	\$28,601		\$28,601
96100 Total Insurance Premiums	\$205,807	\$11,362	\$7,219	\$0	\$12,413	\$236,801	\$0	\$236,801
96200 Other General Expenses	\$2,194	\$1,798	\$1,606		\$237	\$5,923		\$5,923
96210 Compensated Absences	\$95,570	\$15,639			\$47,892	\$156,871		\$156,871
96300 Payments in Lieu of Taxes	\$91,034					\$91,034		\$91,034
96400 Bad debt - Tenant Rents	\$101,597		\$1,050			\$102,647		\$102,647
96500 Bad debt - Mortgages								
96600 Bad debt - Other								
96600 Severance Expense								
96000 Total Other General Expenses	\$288,396	\$17,435	\$2,746	\$0	\$47,989	\$356,475	\$0	\$356,475
96710 Interest of Mortgage (or Bonds) Payable								
96720 Interest on Notes Payable (Short and Long Term)								
96730 Amortization of Bond Issue Costs								
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$5,552,169	\$446,363	\$219,852	\$10,831	\$1,021,214	\$7,251,459	-\$1,196,406	\$6,062,053
97000 Excess of Operating Revenue over Operating Expenses	\$571,036	\$2,605,911	\$10,402	\$0	\$179,915	\$3,687,264	\$0	\$3,687,264

Housing Authority of the City of East Chicago (IN029)
EAST CHICAGO, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 12/31/2014

	Project Total	14,871 Housing Choice Vouchers	6.2 Component Unit - Blended	2 State/Local	COCC	Subtotal	ELIM	Total
97100 Extraordinary Maintenance	\$50,590					\$50,590		\$50,590
97200 Casualty Losses - Non-capitalized	\$9,916				-\$483	\$9,433		\$9,433
97300 Housing Assistance Payments	\$2,871,155	\$2,871,155				\$2,871,155		\$2,871,155
97350 HAP Portability-In	\$2,075	\$2,075				\$2,075		\$2,075
97400 Depreciation Expense	\$625,983		\$1,940			\$626,923		\$626,923
97500 Fraud Losses								
97600 Capital Outlays - Governmental Funds								
97700 Debt Principal Payment - Governmental Funds								
97900 Dwelling Units Rent Expense								
99000 Total Expenses	\$8,227,760	\$3,421,693	\$221,722	\$19,631	\$1,020,731	\$10,921,637	-\$1,199,406	\$8,722,231
10010 Operating Transfer In	\$1,072,278	\$136,014	\$55,000			\$1,263,292	-\$1,263,292	\$0
10020 Operating Transfer Out	-\$1,072,278				-\$191,014	-\$1,263,292	\$1,263,292	\$0
10030 Operating Transfers from/to Primary Government								
10040 Operating Transfers from/to Component Unit								
10050 Proceeds from Notes, Loans and Bonds								
10060 Proceeds from Property Sales								
10070 Extraordinary Items, Net Gain/Loss								
10080 Special Items (Net Gain/Loss)								
10081 Inter Project Excess Cash Transfer In								
10082 Inter Project Excess Cash Transfer Out								
10093 Transfers between Program and Project - In								
10094 Transfers between Project and Program - Out								
10100 Total Other financing Sources (Uses)	\$0	\$136,014	\$55,000	\$0	-\$191,014	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue over (Under) Total Expenses	-\$14,555	-\$31,305	\$63,562	\$0	-\$10,516	\$7,066	\$0	\$7,066
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$8,200,705	\$31,305	\$37,364	\$0	\$768,094	\$7,037,468		\$7,037,468
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-\$3,356					-\$3,356		-\$3,356
11050 Changes in Compensated Absence Balance								
11060 Changes in Contingent Liability Balance								
11070 Changes in Unrecognized Pension Transition Liability								
11080 Changes in Special Term/Severance Benefits Liability								
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents								
11100 Changes in Allowance for Doubtful Accounts - Other								
11170 Administrative Fee Equity	\$0	\$0				\$0		\$0
11180 Housing Assistance Payments Equity	\$0	\$0				\$0		\$0
11190 Unit Months Available	9650	5969	78			15727		15727
11210 Number of Unit Months Leased	8894	5969	47			14930		14930
11270 Excess Cash	\$1,165,766					\$1,168,766		\$1,168,766
11610 Land Purchases	\$0				\$0	\$0		\$0
11520 Building Purchases	\$339,297				\$0	\$339,297		\$339,297
11630 Furniture & Equipment - Dwelling Purchases	\$0				\$0	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0				\$0	\$0		\$0
11650 Leasehold Improvements Purchases	\$0				\$0	\$0		\$0
11660 Infrastructure Purchases	\$0				\$0	\$0		\$0
12510 CFFP Debt Service Payments	\$0				\$0	\$0		\$0
13501 Replacement Housing Factor Funds	\$0				\$0	\$0		\$0

Part I Summary		Rolling 5-Year Plan				
Housing Authority of East Chicago, IN /IN029		Original				
	Work Statement for Year 1 FFY 2016	Work Statement for Year 2 FFY 2017	Work Statement for Year 3 FFY 2018	Work Statement for Year 4 FFY 2019	Work Statement for Year 5 FFY 2020	
A. Development Number and Name		\$280,699	\$967,037	\$964,537	\$964,537	
B. Physical Improvements Subtotal		\$50,500	\$48,000	\$50,500	\$50,500	
C. Management Improvements		\$0	\$0	\$0	\$0	
D. PHA-wide non-dwelling structures and equipment		\$125,000	\$125,000	\$125,000	\$125,000	
E. Administration		\$0	\$0	\$0	\$0	
F. Other		\$0	\$0	\$0	\$0	
G. Operations		\$130,000	\$130,000	\$130,000	\$130,000	
H. Demolition		\$683,838	\$0	\$0	\$0	
I. Development		\$0	\$0	\$0	\$0	
J. Capital Fund Financing-Debt Service		\$0	\$0	\$0	\$0	
K. Total CFP Funds		0	0	0	0	
L. Total Non-CFP Funds		0	0	0	0	
M. Grand Total		\$1,270,037	\$1,270,037	\$1,270,037	\$1,270,037	

Part II Supporting Pages-Physical Needs Work Statement(s)
 Work Statement Year Development Number/Name Year 2 FY 2017 Estimated Cost Quantity Year 3 FY 2018 Estimated Cost Quantity Year 4 FY 2019 Estimated Cost Quantity Year 5 FY 2020 Estimated Cost

General Description of Major	Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost
AMP 1 James Hunter 29-1	109 units					
Landscaping		\$2,000		\$2,000		\$2,000
Inspections/Architect/Engineering		\$2,000		\$2,000		\$2,000
Appliances		\$5,000		\$5,000		\$7,000
Blinds						\$3,000
Windows		\$20,000		\$30,000		\$50,000
Signage				\$25,000		\$30,000
Cyclical Painting		\$20,000		\$20,000		\$20,000
Roofing		\$25,000				\$50,000
Exterior Improvements				\$600,000		\$400,000
AMP1 James Hunter TOTAL		\$74,000		\$684,000		\$564,000
AMP 2 - Nicosia 29-2	206 units					
Demolition		\$600,000				
AMP 2 Nicosia TOTAL		\$ 600,000		\$0		\$0
AMP 3 West Calumet 29-6	346 units					
Landscaping		\$2,000		\$2,000		\$6,000
Inspections/Architect/Engineering		\$2,000		\$2,000		\$2,000
Replace breaker boxes		\$25,000		\$25,000		\$25,000
Replace windows/caulking		\$30,000		\$30,000		\$30,000
Install shutoffs for mains						\$15,000
Replace Blinds						\$10,000
Repair heating boiler						\$10,000
Roofing		\$25,000		\$25,000		\$40,000
Appliances				\$15,000		\$10,000
Cyclical painting		\$30,000		\$59,500		\$30,000
AMP 3 West Calumet TOTAL		\$114,000		\$158,500		\$153,000
AMP 4 Scattered Sites 29-2	102 units					
Reseal parking lots						\$25,000
Inspections/Architect/Engineering		\$2,000		\$2,000		\$2,000
Brick Replacements/Tuck Pointing						\$30,000
HVAC Replacements						\$25,000
Gutter & Downspouts						\$10,000
Screen Replacements						\$5,000
Roof Replacements						\$45,000
Dwelling appliances						\$5,000
Development/consulting fees		\$50,000		\$50,000		
Demolition		\$85,037		\$50,000		\$26,199
Relocation						\$25,000
AMP 4 Scattered Sites TOTAL		\$137,037		\$102,000		\$53,199
AMP 4 Columbus Drive 29-7	17 units					
Landscaping		\$2,000		\$2,000		\$2,000

See Annual Statement

Inspections/Architect/Engineering		\$2,000		\$2,000		\$2,000	
Replace bathroom vanities/fixtures		\$5,000		\$3,037			
Replace gutters and downspouts							\$2,000
Replace entry way doors and frames		\$20,000					
Screen Replacements							\$2,500
Cyclical painting							\$1,199
AMP 4 Columbus Drive TOTAL		\$29,000		\$7,037		\$4,000	\$7,699
AMP 4 Scattered Sites 29-9	25 units						
Landscaping		\$3,500		\$3,500		\$3,588	\$3,588
Inspections/Architect/Engineering		\$2,000		\$2,000		\$2,000	\$2,000
Replace bathtubs and surrounds						\$14,000	\$14,000
Replace dwelling unit appliances						\$40,000	
Screen Replacements							\$2,500
Replace/repair furnace							\$40,000
Reseal parking lots						\$5,750	\$5,750
Cyclical painting		\$5,000		\$10,000		\$25,000	\$25,000
AMP 4 Scattered Sites TOTAL		\$10,500		\$15,500		\$90,338	\$92,838
TOTAL		\$ 964,537		\$967,037		\$964,537	\$964,537

TOTAL CFP \$1,270,037 \$1,270,037 \$1,270,037 \$1,270,037

Total balance for Physical \$964,537 \$967,037 \$964,537 \$964,537

Balance \$ - \$ - \$ - \$ -

Part III Supporting Pages-Management Needs Work Statement(s)
 Work Statement
 Year 1 FFY 2016

General Description of Development Number/Name	Year 2 FY 2017		Year 3 FY 2018		Year 4 FY 2019		Year 5 FY 2020	
	Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost	Quantity	Estimated Cost
AMP 1 James Hunter 29-1								
Staff/Commissioner Training		\$5,000		\$10,000		\$5,000		\$5,000
Resident participation		\$10,000		\$10,000		\$10,000		\$10,000
Computer software		\$5,000		\$0		\$5,000		\$5,000
AMP 1 James Hunter TOTAL		\$20,000		\$20,000		\$20,000		\$20,000
AMP 2 John Nicosia								
Staff/Commissioner Training								
Resident participation								
Computer software		\$0		\$0		\$0		\$0
AMP 2 John Nicosia TOTAL		\$0		\$0		\$0		\$0
AMP 3 West Calumet 29-6								
Staff/Commissioner Training		\$5,000		\$10,000		\$5,000		\$5,000
Resident participation		\$10,000		\$10,000		\$10,000		\$10,000
Computer software		\$5,000		\$0		\$5,000		\$5,000
AMP 3 West Calumet TOTAL		\$20,000		\$20,000		\$20,000		\$20,000
AMP 4 Scattered Sites 29-2								
Training								
Resident participation								
Computer purchase/software								
AMP 4 Scattered Sites TOTAL		\$0		\$0		\$0		\$0
AMP 4 Columbus Drive 29-7								
Training		\$2,500		\$2,500		\$2,500		\$2,500
Resident participation		\$1,500		\$1,500		\$1,500		\$1,500
Computer purchase/software		\$1,250		\$0		\$1,250		\$1,250
AMP 4 Columbus Drive TOTAL		\$5,250		\$4,000		\$5,250		\$5,250
AMP 4 Scattered Sites 29-9								
Training		\$2,500		\$2,500		\$2,500		\$2,500
Resident participation		\$1,500		\$1,500		\$1,500		\$1,500
Computer purchase/software		\$1,250		\$0		\$1,250		\$1,250
AMP 4 Scattered Sites TOTAL		\$5,250		\$4,000		\$5,250		\$5,250
PHA-Wide								
Operations		\$130,000		\$130,000		\$130,000		\$130,000
Administration		\$125,000		\$125,000		\$125,000		\$125,000
PHA-Wide TOTAL		\$255,000		\$255,000		\$255,000		\$255,000
GRAND TOTAL		\$305,500		\$303,000		\$305,500		\$305,500

See Annual Statement

SEMAP Indicators Report
As of December 31, 2014

Housing Authority: **IN029**
 Housing Authority FYE: **December 31**
 Total Points: **115**
 Total Possible Points: **135**
 Score: **85%**

  
 Download in Excel Print Page View Entire Report

Current SEMAP Indicator Information

Most Recent SEMAP Indicator Information

Indicators 1-7: Indicator details	Indicator 8: Payment Standards	Indicator 9: Annual Reexaminations	Indicator 10: Correct Tenant Rent Calculations	Indicator 11: Precontract HQS Inspections	Indicator 12: Continuing HQS Inspections	Indicator 13: Lease-Up	Indicator 14: Family Self-Sufficiency Enrollment	Indicator 15: Deconcentration Bonus
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Note: The responses displayed are from the PHA's SEMAP certification or Form HUD-50058 data.

	PHA Response	Indicator Points	
		Possible	Actual
Indicator 1: Selection from the Waiting List		15	15
(a) PHA has written policies for waiting list	Yes		
(b) Quality control showed that at least 98% of families were correctly selected.	Yes		
Indicator 2: Reasonable Rent		20	20
(a) PHA has written method and implements rent reasonableness policy	Yes		
(b) Quality control showed that PHA follows its rent reasonableness method as required for:	At least 98% of units sampled		
Indicator 3: Determination of Adjusted Income		20	20
Quality control sample that adjusted income is correctly verified and determined for:	At least 90% of files sampled		
Indicator 4: Utility Allowance Schedule		5	5
The PHA maintains an up-to-date utility allowance schedule in accordance with 24 CFR 982.517	Yes		
Indicator 5: HQS Quality Control Inspections		5	5
PHA supervisor reinspected sample units for quality control of HQS inspections in accordance with 24 CFR 982.405(b) and 24 CFR 985.2	Yes		
Indicator 6: HQS Enforcement		10	10
Quality control of failed HQS shows that all deficiencies were corrected in accordance with 24 CFR 982.404	At least 98% of cases sampled		
Indicator 7: Expanding Housing Opportunities (only for PHAs within metropolitan FMRs)		5	5
(a) PHA has written policy to encourage participation of owners outside of poverty or minority concentration areas	Yes		
	Yes		

- (b) PHA took action in accordance with written policy to encourage participation of owners outside of poverty or minority concentration areas.
- (c) PHA has maps to show areas outside of poverty and minority concentration including information on job opportunities, schools and services to use in briefing voucher holders. **Yes**
- (d) PHA's information packet includes a list of owners or properties or organizations to help voucher holders find units outside of poverty or minority concentration areas. **Yes**
- (e) PHA's information packet includes explanation of portability and includes neighbouring PHA information. **Yes**
- (f) PHAs analyzed whether voucher holders have experienced difficulties finding housing outside areas of poverty or minority concentration and has considered appropriateness of exception payment standards in any part of its jurisdiction. **Yes**

PUBLIC NOTICE

Rescheduled Public Hearing Date

Pursuant to the Department of Housing and Urban Development (HUD) requirements listed in **24 CFR Part 903.17** and **24 CFR Part 905** the East Chicago Housing Authority (ECHA) is conducting a public hearing to discuss **ECHA's 2016 Annual Plan ("Plan") and Five Year Plan Review**. Also included at this hearing will be the **2016 Capital Fund Plan and 5-Year Capital Fund Plan**.

Pursuant to the Department of Housing and Urban Development (HUD) requirements under Definition of "Substantial Deviation" and "Significant Amendment or Modification" Final Rule 903.7(r)(2), the East Chicago Housing Authority (ECHA) has amended its **2015 Annual and 5-Year Plan, approved by HUD**. This amendment represents a "Significant Amendment or Modification" that includes adopting an **Updated Admissions & Continued Occupancy Policy (ACOP)** incorporating changes to the **ACOP/Lease-House Rules**. Also, revisions to the **2013, 2014, and 2015 Capital Fund Budgets**.

The 2016 Plan, Plan Amendment, 2016 Capital Fund, and Capital Fund Revisions will be available to the public for review/comment, **beginning Friday, August 21 through Monday, October 5, 2015, from 9:00 a.m. until 3:00 p.m., Monday - Friday, at the East Chicago Housing Authority 4920 Larkspur Drive, East Chicago, IN**. Comments must be in writing and submitted to the above address by **3:00 p.m., Monday, October 5, 2015**.

A Public Hearing regarding the 2016 Annual and 5-Year Plan, Plan Amendment, 2016 Capital Fund and Capital Fund Revisions **has been rescheduled for 4:00 p.m., on Monday, October 5, 2015** at the **East Chicago Housing Authority Conference Room, 4920 Larkspur St. East Chicago, IN**. If you have any questions, contact Rita De La Rosa at 397-9974, ex. 35.

Visited 10/12/2016



PUBLIC HEARING

**PHA Plans: 2016 Annual Plan
& 5 Year Plan 2015-2019 Update
Capital Fund Annual and 5-Year Action Plan**

Monday, October 5, 2015 - 4:00 pm
4920 Larkspur Dr., East Chicago, IN

AGENDA

- I. Welcome – Tia Cauley, Executive Director
- II. Purpose of the Meeting: 2016 Annual Plan Review and 5-Year Update
- III. Capital Fund Review
- IV. Comments/Questions & Answers
- IV. Adjournment

Visited 10/12/2016

**HOUSING AUTHORITY COMMISSION OF
THE CITY OF EAST CHICAGO, INDIANA
"Special" Housing Commission Board Meeting**

October 13, 2015

3:00p.m

AGENDA

- I. Call to Order

NEW BUSINESS

- II. Approval of 2016 Annual Plan and Update of 5-Year Plan –
Resolution #2015-04
- III. Approval of 2016 Capital Fund Annual and 5-Year Action Plan -
Resolution #2015-05 4

ADJOURNMENT

East Chicago Housing Authority Replacement Units

The Following are a list of replacement units East Chicago Housing Authority has received from the City of East Chicago, Department of Redevelopment as of October 9, 2015:

- . 1504 Broadway St. (3 Bedrooms)**
- . 3827-1/2 - 29 Euclid Ave. (2 Bedrooms)**
- . 4004 Deal St. (3 Bedrooms)**
- . 4227 Homerlee St. (3 Bedrooms)**
- . 3815 Ivy St. (2 Bedrooms)**

The City of East Chicago and Department of Redevelopment will continue to meet its commitment to replace the 12 units of housing to East Chicago Housing Authority (Project 29-2 Scattered Sites Amp4) as stated in ECHA's Annual and 5-Year Plan.

Visited 10/12/2016



4920 LARKSPUR DRIVE, P.O. BOX 498
EAST CHICAGO, IN 46312
www.echa-in.org
Phone: 219-397-9974
Fax: 219-397-4249


April 2, 2015

Tia-J: Cauley
Executive Director

Good morning,

Here are the names of the residents that agreed to come to the *Fair Housing* breakfast at the Dynasty.

- | | | | |
|------------------------|--------------|-----------|--------------|
| • Mary Gaines | Nicosia | Apt 903 | 219-256-4555 |
| • Marlin Serrano | Nicosia | Apt. 513 | 219-276-4955 |
| • Betty Freeman | Nicosia | Apt. 516 | 219-398-5731 |
| • Stanley Thompson (2) | West Calumet | | |
| • Lorraine Reed | West Calumet | | |
| • Amelia Espinosa | Hunter | Apt. 1003 | 219-201-5731 |
| • Leon Brown | Hunter | Apt. 802 | 219-433-4520 |
| • Linda Harper | Hunter | Apt. 303 | 219-378-0160 |

Ernest Signars 
Community Services Director

Visited 10/12/2016

List of Changes for residents - 2015

- **Enforce Housekeeping Policy – In House Rules**
- **Enforce \$35 Debris Charges – In House Rules**
- **Utility Allowances review and revisions – In ACOP**
- **Vacated Unit Policy – In House Rules**

**C
I
T
Y** DEPARTMENT OF REDEVELOPMENT
COMMUNITY DEVELOPMENT
HOUSING AUTHORITY
OF EAST CHICAGO



EQUAL HOUSING
OPPORTUNITY

Phone: (219) 397-9974
Fax: (219) 397-4249

October 13, 2015

Mr. Bruce Nzreem
U.S. Department of HUD
Office of Public and Indian Housing
Indianapolis Office
Minton-Capehart Federal Building
575 North Pennsylvania Street, Room 655
Indianapolis, IN 46204-1555

RE: 2013,2014,2015 Capital Fund Program Grant Revisions

Dear Mr. Nzreem

Attached are two copies of revision #2 for the 2013 and 2014 Capital Fund, and the original for the 2015 Capital Fund.

Please update the budget for drawdown of these grants in REAC's eLOCCS system.

Thank you in advance for your cooperation in this matter. If you need any additional information, please feel free to contact Sharon Johnson at (219) 397-9974 ext. 18, by email at sjohnson@echa-in.org or by fax at (219) 397-0366.

Sincerely
EAST CHICAGO HOUSING AUTHORITY

A handwritten signature in cursive script that reads "Tia Cauley".

Tia Cauley
Executive Director

Attachments

Cc: Sharon Johnson, Dir. Of Finance/Administration

Annual Statement/Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		Grant Type and Number Capital Fund Program Grant No: IN36P02950113 Replacement Housing Factor Grant No:		Federal FY of Grant: 2013	
PHA Name: Housing Authority of the City of East Chicago		Capital Fund Program Grant No: Replacement Housing Factor Grant No:			
[] Original Annual Statement Dated: [] Reserve for Disasters/Emergencies [X] Revised Annual Statement/Revision Number: 2 [X] Performance and Evaluation Report for Period Ending: 8/31/15 [] Final Performance and Evaluation Report		Total Estimated Cost		Total Actual Cost	
Line No.	Summary by Development Account	Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not be used for this grant)	\$217,213.20	\$217,213.20	\$217,213.20	\$217,213.20
3	1408 Management Improvements (May not exceed 20% of line 20)	\$60,000.00	\$36,251.82	\$34,506.58	\$29,422.99
4	1410 Administration (May not exceed 10% of line 20)	\$108,606.60	\$108,606.60	\$108,606.60	\$108,606.60
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$95,000.00	\$9,283.98	\$9,283.98	\$8,973.16
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00	\$3,200.00	\$3,200.00	\$0.00
10	1460 Dwelling Structures	\$588,294.20	\$679,951.27	\$679,951.27	\$679,951.27
11	1465.1 Dwelling Equipment - Nonexpendable	\$16,952.00	\$24,654.00	\$24,654.00	\$24,654.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Mod Used for Development Activities	\$0.00	\$6,905.13	\$6,905.13	\$6,905.13
19	1501 Collateralization or Debt Service				
20	1502 Contingency (may not exceed 8% of line 20)				
21	Amount of CFFP Proceeds (Sum of lines 2 - 20)	\$1,086,066.00	\$1,086,066.00	\$1,084,320.76	\$1,075,726.35
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security-Soft Cost	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security-Hard Cost	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director: *[Signature]* Date: *10/6/15*
 Signature of Public Housing Director: _____ Date: _____

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2013				
		IN36P02950113						
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
Hunter 29-1	AMP 1							
	1406 Operations N/A	1406		\$28,238.00	\$28,238.00	\$28,238.00	\$28,238.00	Completed
	1408 Management Improvements	1408						
	Staff/Commissioner Training			\$10,000.00	\$9,251.82	\$9,285.57	\$4,201.98	In Process
	Total 1408			\$10,000.00	\$9,251.82	\$9,285.57	\$4,201.98	
	1410 Capital Fund Administration Fee	1410		\$14,119.00	\$14,119.00	\$14,119.00	\$14,119.00	Completed
	1430 Fees and Cost	1430						
	A&E			\$95,000.00	\$2,805.98	\$2,805.98	\$2,495.16	In Process
	Inspection			\$0.00	\$893.80	\$893.80	\$893.80	Completed
	Total 1430			\$95,000.00	\$3,699.78	\$3,699.78	\$3,388.96	
	1450 Site Improvements	1450						
	Exterior Improvements- Fencing			\$0.00	\$1,100.00	\$1,100.00	\$0.00	In process
	Exterior Improvements- Equipment Fencing			\$0.00	\$2,100.00	\$2,100.00	\$0.00	In process
	Total 1450			\$0.00	\$3,200.00	\$3,200.00	\$0.00	
	1460 Dwelling Structure	1460						
	Window Rplc/Rpr			\$50,000.00	\$0.00	\$0.00	\$0.00	Reallocated to cf 2014
	Exterior Improvements-Exit Fire Doors		2	\$0.00	\$3,900.00	\$3,900.00	\$3,900.00	Completed
	A/C Unit Replacement		10	\$0.00	\$4,759.00	\$4,759.00	\$4,759.00	Completed
	Total 1460			\$50,000.00	\$8,659.00	\$8,659.00	\$8,659.00	
	1465 Dwelling Equipment	1465						
	Stoves		15	\$3,071.00	\$4,965.00	\$4,965.00	\$4,965.00	Completed
	Refrigerators		15	\$3,881.00	\$6,435.00	\$6,435.00	\$6,435.00	Completed
	Total 1465			\$6,952.00	\$11,400.00	\$11,400.00	\$11,400.00	
	1470 Non-Dwelling Structures	1470						
	Total 1470			\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant:				
		IN36P02950113		2013				
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
	1475 Non-Dwelling Equipment	1475						
	Total 1475			\$0.00	\$0.00	\$0.00	\$0.00	
	1485 DEMOLITION COSTS	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	1495 RELOCATION COST	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	1499 MOD USED FOR DEVELOPMENT	1499		\$0.00	\$6,905.13	\$6,905.13	\$6,905.13	Completed
	Total Cost for AMP 1			\$204,309.00	\$85,472.73	\$85,506.48	\$76,912.07	
Nicosia 29-5	AMP 2							
	1406 Operations	1406		\$56,475.00	\$56,475.00	\$56,475.00	\$56,475.00	Completed
	1408 Management Improvements Staff/Commissioner Training	1408		\$13,000.00	\$5,000.00	\$4,576.13	\$4,576.13	In Process
	Total 1408			\$13,000.00	\$5,000.00	\$4,576.13	\$4,576.13	
	1410 Capital Fund Administration Fee	1410		\$28,238.00	\$28,238.00	\$28,238.00	\$28,238.00	Completed
	1430 Fees and Cost Inspection	1430		\$0.00	\$1,689.20	\$1,689.20	\$1,689.20	Completed
	Total 1430			\$0.00	\$1,689.20	\$1,689.20	\$1,689.20	
	1450 Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structure	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	1465 Dwelling Equipment Stoves Refrigerators	1465	10	\$5,000.00	\$3,390.00	\$3,390.00	\$3,390.00	Complete
	Total 1465			\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00 reallocated

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: IN36P02950113		Federal FY of Grant: 2013				
Development Number / Name HA - Wide Activities		Replacement Housing Factor Grant No:		Total Estimated Cost		Total Actual Cost		Status of Proposed Work
General Description of Major Work Categories		Development Account Number	Quantity	Original	Revised (2)	Funds Obligated	Funds Expended	
	Total 1465			\$10,000.00	\$3,390.00	\$3,390.00	\$3,390.00	
	1470 Non-Dwelling Structures	1470						
	Total 1470			\$0.00	\$0.00	\$0.00	\$0.00	
	1475 Non-Dwelling Equipment	1475						
	Total 1475			\$0.00	\$0.00	\$0.00	\$0.00	
	1485 DEMOLITION COSTS	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	1495 RELOCATION COST	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Cost for AMP 2			\$107,713.00	\$94,792.20	\$94,368.33	\$94,368.33	
West Calumet 29-6	AMP 3							
	1406 Operations N/A	1406		\$83,402.20	\$93,402.20	\$93,402.20	\$93,402.20	Completed
	1408 Management Improvements Staff/Commissioner Training	1408		\$30,000.00	\$15,000.00	\$14,999.40	\$14,999.40	In Process
	Total 1408			\$30,000.00	\$15,000.00	\$14,999.40	\$14,999.40	
	1410 Capital Fund Administration Fee	1410		\$46,700.60	\$46,700.60	\$46,700.60	\$46,700.60	Completed
	1430 Fees and Cost Inspection	1430		\$0.00	\$2,837.20	\$2,837.20	\$2,837.20	Completed
	Total 1430			\$0.00	\$2,837.20	\$2,837.20	\$2,837.20	
	1450 Site Improvements	1450						
	Total 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structure Boiler/Plumbing Rpr/Rplc Boiler/Plumbing Rpr/Rplc-Hot Water Tank	1460		\$81,000.00	\$0.00	\$0.00	\$0.00	Reallocated to cf 2014
	Total			\$19,000.00	\$0.00	\$0.00	\$0.00	Reallocated

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2013				
		IN36P02950113						
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
	Vacancy Reduction		40.00	\$375,000.00	\$506,950.40	\$506,950.40	\$506,950.40	Completed
	Total 1460			\$475,000.00	\$506,950.40	\$506,950.40	\$506,950.40	
	<u>1465 Dwelling Equipment</u>	1465						
	Stoves		10	\$0.00	\$3,290.00	\$3,290.00	\$3,290.00	Complete
	Refrigerators		10	\$0.00	\$4,290.00	\$4,290.00	\$4,290.00	Complete
	Total 1465			\$0.00	\$7,580.00	\$7,580.00	\$7,580.00	
	<u>1470 Non-Dwelling Structures</u>	1470						
	Total 1470			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1475 Non-Dwelling Equipment</u>	1475						
	Total 1475			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1485 DEMOLITION COSTS</u>	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1495 RELOCATION COST</u>	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Cost for AMP 3			\$645,102.80	\$672,470.40	\$672,469.80	\$672,469.80	
Scattered 29-2	AMP 4 (29-2)							
	<u>1406 Operations N/A</u>	1406		\$28,238.00	\$0.00	\$0.00	\$0.00	Reallocated
	<u>1408 Management Improvements</u>	1408		\$5,000.00	\$5,000.00	\$4,160.23	\$4,160.23	In Process
	Staff/Commissioner Training			\$5,000.00	\$5,000.00	\$4,160.23	\$4,160.23	
	Total 1408			\$14,119.00	\$14,119.00	\$14,119.00	\$14,119.00	Completed
	<u>1410 Capital Fund Administration Fee</u>	1410		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1430 Fees and Cost</u>	1430		\$0.00	\$713.40	\$713.40	\$713.40	Completed
	Inspection			\$0.00	\$713.40	\$713.40	\$713.40	
	Total 1430			\$0.00	\$713.40	\$713.40	\$713.40	

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: IN36P02950113 Replacement Housing Factor Grant No:		Federal FY of Grant: 2013				
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
	1450 Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structure	1460						
	HVAC Rprs/Rplc		4	\$21,300.00	\$0.00	\$0.00	\$0.00	
	Vacancy Reduction		12	\$26,994.20	\$100,610.00	\$100,610.00	\$100,610.00	Completed
	Roof Replacements			\$15,000.00	\$60,280.00	\$60,280.00	\$60,280.00	Completed
	Total 1460			\$63,294.20	\$160,890.00	\$160,890.00	\$160,890.00	
	1465 Dwelling Equipment	1465						
	Stoves		2	\$0.00	\$658.00	\$658.00	\$658.00	Completed
	Refrigerators		2	\$0.00	\$858.00	\$858.00	\$858.00	Completed
	Total 1465			\$0.00	\$1,516.00	\$1,516.00	\$1,516.00	
	1470 Non-Dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	1475 Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	1485 DEMOLITION COSTS	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	1495 RELOCATION COST	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	1499 DEVELOPMENT COST	1499		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Cost for Scattered 29-2			\$110,651.20	\$182,238.40	\$181,398.63	\$181,398.63	
Columbus 29-7	AMP 4 (29-7)							
	1406 Operations N/A	1406		\$4,344.00	\$31,559.91	\$31,559.91	\$31,559.91	Completed
	1408 Management Improvements	1408						
	Staff/Commissioner Training			\$1,000.00	\$1,000.00	\$590.82	\$590.82	In Process
	Total 1408			\$1,000.00	\$1,000.00	\$590.82	\$590.82	
	1410 Capital Fund Administration Fee	1410		\$2,172.00	\$2,172.00	\$2,172.00	\$2,172.00	Completed

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: IN36P02950113		Federal FY of Grant 2013				
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
1430 Fees and Cost		1430		\$0.00	\$139.40	\$139.40	\$139.40	Completed
Inspection								
	Total 1430			\$0.00	\$139.40	\$139.40	\$139.40	
1450 Site Improvements/Lawn Care		1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1450			\$0.00	\$0.00	\$0.00	\$0.00	
1460 Dwelling Structure HVAC Rprs/Rpic		1460		\$0.00	\$3,451.87	\$3,451.87	\$3,451.87	Completed
	Total 1460			\$0.00	\$3,451.87	\$3,451.87	\$3,451.87	
1465 Dwelling Equipment		1465						
	Total 1465			\$0.00	\$0.00	\$0.00	\$0.00	
1470 Non-Dwelling Structures		1470		\$0.00	\$0.00	\$0.00	\$0.00	
1475 Non-Dwelling Equipment		1475						
	Total 1475			\$0.00	\$0.00	\$0.00	\$0.00	
1485 DEMOLITION COSTS		1485		\$0.00	\$0.00	\$0.00	\$0.00	
1495 RELOCATION COST		1495		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Cost for Scattered 29-7			\$7,516.00	\$38,323.18	\$37,914.00	\$37,914.00	
Scattered 29-9	AMP 4 (29-9)							
	1406 Operations N/A	1406		\$6,516.00	\$7,538.09	\$7,538.09	\$7,538.09	Completed
1408 Management Improvements Staff/Commissioner Training		1408		\$1,000.00	\$1,000.00	\$894.43	\$894.43	In Process
	Total 1408			\$1,000.00	\$1,000.00	\$894.43	\$894.43	

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Revised (2)	Funds Obligated	Funds Expended		
								Capital Fund Program Grant No: IN36P02950113	
1410	Capital Fund Administration Fee	1410		\$3,258.00	\$3,258.00	\$3,258.00	\$3,258.00	Completed	
1430	Fees and Cost Inspection	1430		\$0.00	\$205.00	\$205.00	\$205.00	Completed	
	Total 1430			\$0.00	\$205.00	\$205.00	\$205.00		
1450	Site Improvements (Lawn Care)	1450		\$0.00	\$0.00	\$0.00	\$0.00		
	Total 1450			\$0.00	\$0.00	\$0.00	\$0.00		
1460	Dwelling Structure	1460		\$0.00	\$0.00	\$0.00	\$0.00		
	Total 1460			\$0.00	\$0.00	\$0.00	\$0.00		
1465	Dwelling Equipment	1465	1	\$0.00	\$339.00	\$339.00	\$339.00	Completed	
	Stoves		1	\$0.00	\$429.00	\$429.00	\$429.00	Completed	
	Refrigerators			\$0.00	\$768.00	\$768.00	\$768.00		
	Total 1465			\$0.00	\$1,536.00	\$1,536.00	\$1,536.00		
1470	Non-Dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00		
1475	Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00		
1485	DEMOLITION COSTS	1485		\$0.00	\$0.00	\$0.00	\$0.00		
1495	RELOCATION COST	1495		\$0.00	\$0.00	\$0.00	\$0.00		
	Total Cost for Scattered 29-9			\$10,774.00	\$12,769.09	\$12,663.52	\$12,663.52		
	Total Cost for AMP 4			\$128,941.20	\$233,330.67	\$231,976.15	\$231,976.15		
	Total Cost for ECHA			\$1,086,066.00	\$1,086,066.00	\$1,084,320.76	\$1,075,726.35		

Annual Statement/Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule									
PHA Name: Housing Authority of the City of East Chicago			Grant Type and Number Capital Fund Program Grant No: IN36P02950113 Replacement Housing Factor Grant No:			Federal FY of Grant: 2013			
Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates				
	Original	Revised	Original	Revised	Actual	Actual	Revised	Actual	
AMP 1 (Hunter 29-1)	09/30/15		09/30/17						
AMP 2 (Nicosia 29-5)	09/30/15		09/30/17						
AMP3 (West Calumet 29-6)	09/30/15		09/30/17						
AMP 4 (Scattered 29-2) (Columbus 29-7) (Scattered 29-9)	09/30/15		09/30/17						

Annual Statement/Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		Grant Type and Number Capital Fund Program Grant No: IN36P02950114 Replacement Housing Factor Grant No:		Federal FY of Grant: 2014		
PHA Name: Housing Authority of the City of East Chicago		[] Reserve for Disasters/Emergencies [X] Revised Annual Statement/Revision Number: 2 [X] Performance and Evaluation Report for Period Ending: 8/31/15 [] Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised (2)	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations (May not be used for this grant)	\$126,883.80	\$253,767.60	\$194,591.83	\$194,591.83	
3	1408 Management Improvements (May not exceed 18% of line 20)	\$97,750.00	\$55,000.00	\$0.00	\$0.00	
4	1410 Administration (May not exceed 10% of line 20)	\$126,883.80	\$126,883.80	\$126,883.80	\$126,883.80	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$25,000.00	\$76,160.85	\$52,725.00	\$11,835.50	
8	1440 Site Acquisition					
9	1450 Site Improvement	\$17,500.00	\$42,300.00	\$22,800.00	\$0.00	
10	1460 Dwelling Structures	\$827,352.40	\$175,527.00	\$175,527.00	\$170,363.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$15,000.00	\$18,900.00	\$11,320.00	\$11,320.00	
12	1470 Nondwelling Structures	\$5,000.00	\$0.00	\$0.00	\$0.00	
13	1475 Nondwelling Equipment	\$27,468.00	\$40,298.75	\$34,298.75	\$34,298.75	
14	1485 Demolition	\$0.00	\$80,000.00	\$0.00	\$0.00	
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	\$0.00	\$100,000.00	\$0.00	\$0.00	
18	1499 Mod Used for Development Activities	\$0.00	\$300,000.00	\$0.00	\$0.00	
19	1501 Collateralization or Debt Service					
20	1502 Contingency (may not exceed 8% of line 20)					
21	Amount of CFFP Proceeds (Sum of lines 2 - 20)	\$1,268,838.00	\$1,268,838.00	\$618,146.38	\$549,292.88	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 Compliance					
24	Amount of line 21 Related to Security-Soft Cost					
25	Amount of line 21 Related to Security-Hard Cost					
26	Amount of line 21 Related to Energy Conservation Measures					

Signature of Executive Director *Jan Canley* Date *10/6/15*

Signature of Public Housing Director _____ Date _____

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
				Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant:		
Hunter 29-1								
AMP 1		1406		\$8,882.00	\$75,000.00	\$37,346.21	\$37,346.21	In Process
1406 Operations N/A								
1408 Management Improvements		1408		\$12,750.00	\$12,750.00	\$0.00	\$0.00	
Staff/Commissioner Training				\$5,000.00	\$0.00	\$0.00	\$0.00	Reallocate
Computer Purchase/Software Upgrade				\$20,000.00	\$0.00	\$0.00	\$0.00	Reallocate
Resident Participation								
Total 1408				\$37,750.00	\$12,750.00	\$0.00	\$0.00	
1410 Capital Fund Administration Fee		1410		\$6,025.00	\$6,025.00	\$6,025.00	\$6,025.00	Complete
1430 Fees and Cost		1430		\$0.00	\$1,761.00	\$1,761.00	\$1,422.67	In Process
Physical Needs Assessment				\$0.00	\$38,000.00	\$38,000.00	\$0.00	In Process
A&E-Mechanical Systems				\$0.00	\$1,000.00	\$0.00	\$0.00	
Inspection				\$0.00	\$7,399.85	\$0.00	\$0.00	
A&E								
Total 1430				\$0.00	\$48,160.85	\$39,761.00	\$1,422.67	
1450 Site Improvements		1450		\$0.00	\$4,285.60	\$0.00	\$0.00	
Landscaping-Tree Trimming/Removal								
Total 1450				\$0.00	\$4,285.60	\$0.00	\$0.00	
1460 Dwelling Structure		1460		\$22,500.00	\$0.00	\$0.00	\$0.00	Reallocated
Handicap Ramp				\$22,500.00	\$0.00	\$0.00	\$0.00	
Total 1460								
1465 Dwelling Equipment		1465		\$0.00	\$0.00	\$0.00	\$0.00	
Total 1465				\$0.00	\$0.00	\$0.00	\$0.00	
1470 Non-Dwelling Structures		1470		\$0.00	\$0.00	\$0.00	\$0.00	
Total 1470				\$0.00	\$0.00	\$0.00	\$0.00	
1475 Non-Dwelling Equipment		1475						

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: IN36P02950114		Federal FY of Grant 2014				
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
	Total 1475			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1485 DEMOLITION COSTS</u>	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1495 RELOCATION COST</u>	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1499 MOD USED FOR DEVELOPMENT</u>	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Cost for AMP 1			\$75,157.00	\$146,221.45	\$83,132.21	\$44,793.88	
Nicosia 29-5	<u>AMP 2</u>							
	<u>1406 Operations</u>	1406		\$15,226.00	\$75,000.00	\$65,867.07	\$65,867.07	In Process
	<u>1408 Management Improvements</u>	1408						
	Staff/Commissioner Training			\$12,750.00	\$12,750.00	\$0.00	\$0.00	
	Resident Participation			\$20,000.00	\$0.00	\$0.00	\$0.00	Reallocate
	Total 1408			\$32,750.00	\$12,750.00	\$0.00	\$0.00	
	<u>1410 Capital Fund Administration Fee</u>	1410		\$66,750.00	\$66,750.00	\$66,750.00	\$66,750.00	Complete
	<u>1430 Fees and Cost</u>	1430						
	Physical Needs Assessment			\$0.00	\$4,001.00	\$4,001.00	\$3,214.68	In Process
	A&E			\$10,000.00	\$3,249.00	\$0.00	\$0.00	
	Inspection			\$0.00	\$1,750.00	\$0.00	\$0.00	
	Total 1430			\$10,000.00	\$9,000.00	\$4,001.00	\$3,214.68	
	<u>1450 Site Improvements</u>	1450						
	Landscaping			\$6,000.00	\$1,900.00	\$1,900.00	\$0.00	In Process
	Total 1450			\$6,000.00	\$1,900.00	\$1,900.00	\$0.00	
	<u>1460 Dwelling Structure</u>	1460						
	Replace Intercom System			\$50,000.00	\$0.00	\$0.00	\$0.00	Reallocated
	Handicap Ramp			\$27,500.00	\$0.00	\$0.00	\$0.00	Reallocated
	Cyclical Painting			\$20,000.00	\$0.00	\$0.00	\$0.00	Reallocated
	Boiler Replacement			\$70,000.00	\$0.00	\$0.00	\$0.00	Reallocated

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work
				Original	Revised (2)	Funds Obligated	Funds Expended		
	Structural/Window Repairs			\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Reallocated
	Total 1460			\$667,500.00	\$0.00	\$0.00	\$0.00	\$0.00	
	1465 Dwelling Equipment	1465							
	Total 1465			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Non-Dwelling Structures	1470							
	Total 1470			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	1475 Non-Dwelling Equipment	1475							
	Bed Bug Heating Equipment			\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Reallocated
	Floor Scrubber			\$6,000.00	\$6,000.00	\$0.00	\$0.00	\$0.00	
	Total 1475			\$9,000.00	\$6,000.00	\$0.00	\$0.00	\$0.00	
	1485 DEMOLITION COSTS	1485		\$0.00	\$80,000.00	\$0.00	\$0.00	\$0.00	
	1495 RELOCATION COST	1495		\$0.00	\$100,000.00	\$0.00	\$0.00	\$0.00	
	1499 MOD USED FOR DEVELOPMENT	1499		\$0.00	\$300,000.00	\$0.00	\$0.00	\$0.00	
	Total Cost for AMP 2			\$807,226.00	\$651,400.00	\$138,518.07	\$135,831.75		
West Calumet 29-6	AMP 3								
	1406 Operations N/A	1406		\$78,667.80	\$78,667.80	\$69,514.22	\$69,514.22		In Process
	1408 Management Improvements	1408		\$17,250.00	\$17,250.00	\$0.00	\$0.00	\$0.00	
	Staff/Commissioner Training			\$17,250.00	\$17,250.00	\$0.00	\$0.00	\$0.00	
	Total 1408			\$45,823.80	\$45,823.80	\$45,823.80	\$45,823.80	\$45,823.80	Complete
	1410 Capital Fund Administration Fee	1410		\$0.00	\$5,602.00	\$5,602.00	\$4,495.48	\$4,495.48	In Process
	1430 Fees and Cost	1430		\$0.00	\$3,000.00	\$0.00	\$0.00	\$0.00	
	Physical Needs Assessment			\$0.00	\$3,000.00	\$0.00	\$0.00	\$0.00	
	Inspection								

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2014				
		IN36P02950114						
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
	A&E			\$15,000.00	\$3,398.00	\$0.00	\$0.00	
	Total 1430			\$15,000.00	\$12,000.00	\$5,602.00	\$4,495.48	
	1450 Site Improvements	1450						
	Landscaping-Tree Removal/Trimming			\$6,000.00	\$20,900.00	\$20,900.00	\$0.00	In Process
	Total 1450			\$6,000.00	\$20,900.00	\$20,900.00	\$0.00	
	1460 Dwelling Structure	1460						
	Replace Breaker Boxes			\$50,000.00	\$0.00	\$0.00	\$0.00	Reallocated
	Window Replacement			\$5,000.40	\$0.00	\$0.00	\$0.00	Reallocated
	Vacancy Reduction			\$15,000.00	\$151,125.00	\$151,125.00	\$151,125.00	Complete
	Emerg. Replace Water Service Line to Meter		2	\$0.00	\$10,328.00	\$10,328.00	\$5,164.00	In Process
	Total 1460			\$70,000.40	\$161,453.00	\$161,453.00	\$156,289.00	
	1465 Dwelling Equipment	1465						
	Dwelling Appliances			\$15,000.00	\$18,900.00	\$0.00	\$0.00	
	Stoves		15	\$0.00	\$0.00	\$4,885.00	\$4,885.00	In Process
	Refrigerators		15	\$0.00	\$0.00	\$6,435.00	\$6,435.00	In Process
	Total 1465			\$15,000.00	\$18,900.00	\$11,320.00	\$11,320.00	
	1470 Non-Dwelling Structures	1470						
	Replace Rooftop Skylights- Main Office			\$5,000.00	\$0.00	\$0.00	\$0.00	Reallocated
	Total 1470			\$5,000.00	\$0.00	\$0.00	\$0.00	
	1475 Non-Dwelling Equipment	1475						
	Maintenance Vehicle w/Snow Plow		1.00	\$18,468.00	\$34,298.75	\$34,298.75	\$34,298.75	Complete
	Total 1475			\$18,468.00	\$34,298.75	\$34,298.75	\$34,298.75	
	1485 DEMOLITION COSTS	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	1495 RELOCATION COST	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Cost for AMP 3			\$271,210.00	\$389,293.35	\$348,911.77	\$321,741.25	

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2014				
		IN36P02950114						
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
Scattered 29-2	AMP 4 (29-2)							
	1406 Operations N/A	1406		\$17,765.00	\$7,397.47	\$6,000.00	\$6,000.00	In Process
	1408 Management Improvements Staff/Commissioner Training	1408		\$5,000.00	\$6,250.00	\$0.00	\$0.00	
	Total 1408			\$5,000.00	\$6,250.00	\$0.00	\$0.00	
	1410 Capital Fund Administration Fee	1410		\$7,235.00	\$7,235.00	\$7,235.00	\$7,235.00	Complete
	1430 Fees and Cost Physical Needs Assessment Inspection A&E	1430		\$0.00	\$2,561.00	\$2,561.00	\$2,053.43	In Process
	Total 1430			\$0.00	\$800.00	\$0.00	\$0.00	
	1450 Site Improvements Landscaping-Tree Trimming/Removal	1450		\$0.00	\$10,714.52	\$0.00	\$0.00	
	Total 1450			\$0.00	\$10,714.52	\$0.00	\$0.00	
	1460 Dwelling Structure Bath Tub and Surrounds Rpic Vacancy Reduction Cyclical Painting	1460	44 10 44	\$28,746.00 \$28,606.00 \$10,000.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	reallocated reallocated reallocated to 29-7
	Total 1460			\$67,352.00	\$0.00	\$0.00	\$0.00	
	1465 Dwelling Equipment	1465						
	Total 1465			\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Non-Dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	1475 Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: IN36P02950114		Federal FY of Grant: 2014				
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
1485	DEMOLITION COSTS	1485		\$0.00	\$0.00	\$0.00	\$0.00	
1495	RELOCATION COST	1495		\$0.00	\$0.00	\$0.00	\$0.00	
1499	DEVELOPMENT COST	1499		\$0.00	\$0.00	\$0.00	\$0.00	
Total Cost for Scattered 29-2				\$97,352.00	\$35,596.99	\$15,796.00	\$15,288.43	
Columbus 29-7								
	AMP 4 (29-7)							
	1406 Operations N/A	1406		\$2,538.00	\$2,538.00	\$700.00	\$700.00	In process
	1408 Management Improvements Staff/Commissioner Training	1408		\$2,500.00	\$2,500.00	\$0.00	\$0.00	
	Total 1408			\$2,500.00	\$2,500.00	\$0.00	\$0.00	
	1410 Capital Fund Administration Fee	1410		\$450.00	\$450.00	\$450.00	\$450.00	Complete
	1430 Fees and Cost	1430						
	Physical Needs Assessment			\$0.00	\$320.00	\$320.00	\$260.62	In Process
	Inspection			\$0.00	\$150.00	\$0.00	\$0.00	
	A&E			\$0.00	\$1,030.00	\$0.00	\$0.00	
	Total 1430			\$0.00	\$1,500.00	\$320.00	\$260.62	
	1450 Site Improvements/Lawn Care	1450						
	Landscaping-Tree Trimming/Removal			\$2,000.00	\$857.12	\$0.00	\$0.00	
	Total 1450			\$2,000.00	\$857.12	\$0.00	\$0.00	
	1460 Dwelling Structure	1460	17	\$0.00	\$14,074.00	\$14,074.00	\$14,074.00	Complete
	Cyclical Painting			\$0.00	\$14,074.00	\$14,074.00	\$14,074.00	
	Total 1460			\$0.00	\$14,074.00	\$14,074.00	\$14,074.00	
	1465 Dwelling Equipment	1465						
	Total 1465			\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Non-Dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2014				
		IN36P02950114						
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
	<u>1475 Non-Dwelling Equipment</u>	1475						
	Total 1475			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1485 DEMOLITION COSTS</u>	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1495 RELOCATION COST</u>	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Cost for Scattered 29-9			\$7,488.00	\$21,919.12	\$15,544.00	\$15,484.62	
Scattered 29-9	AMP 4 (29-9)							
	<u>1406 Operations N/A</u>	1406		\$3,805.00	\$15,164.33	\$15,164.33	\$15,164.33	Complete
	<u>1408 Management Improvements</u>	1408		\$2,500.00	\$3,500.00	\$0.00	\$0.00	
	Staff/Commissioner Training			\$2,500.00	\$3,500.00	\$0.00	\$0.00	
	Total 1408			\$600.00	\$600.00	\$600.00	\$600.00	Complete
	<u>1410 Capital Fund Administration Fee</u>	1410		\$0.00	\$480.00	\$480.00	\$388.62	In Process
	<u>1430 Fees and Cost</u>	1430		\$0.00	\$220.00	\$0.00	\$0.00	
	Physical Needs Assessment			\$0.00	\$800.00	\$0.00	\$0.00	
	Inspection			\$0.00	\$1,500.00	\$480.00	\$388.62	
	A&E			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1430			\$3,500.00	\$3,642.76	\$0.00	\$0.00	
	<u>1450 Site Improvements (Lawn Care)</u>	1450		\$3,500.00	\$3,642.76	\$0.00	\$0.00	
	Landscaping-Tree Trimming/Removal			\$3,500.00	\$3,642.76	\$0.00	\$0.00	
	Total 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structure</u>	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1465 Dwelling Equipment</u>	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Non-Dwelling Structures</u>	1470		\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		IN36P02950114		Federal FY of Grant: 2014		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
1475 Non-Dwelling Equipment		1475		\$0.00	\$0.00	\$0.00	\$0.00	
1485 DEMOLITION COSTS		1485		\$0.00	\$0.00	\$0.00	\$0.00	
1495 RELOCATION COST		1495		\$0.00	\$0.00	\$0.00	\$0.00	
Total Cost for Scattered:29-9				\$10,405.00	\$24,407.09	\$16,244.33	\$16,152.95	
Total Cost for AMP 4				\$115,245.00	\$81,923.20	\$47,584.33	\$46,926.00	
Total Cost for ECHA				\$1,268,838.00	\$1,268,838.00	\$618,146.38	\$549,292.88	

Annual Statement/Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule						
PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: IN36P02950114 Replacement Housing Factor Grant No:		Federal FY of Grant: 2014		
Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original	Revised	Original	Revised	Actual	Actual
AMP 1 (Hunter 29-1)	03/31/16		03/31/18			
AMP 2 (Nicosia 29-5)	03/31/16		03/31/18			
AMP3 (West Calumet 29-6)	03/31/16		03/31/18			
AMP 4 (Scattered 29-2) (Columbus 29-7) (Scattered 29-9)	03/31/16		03/31/18			

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program
Part I: Summary

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

PHA Name: **Housing Authority of the City of East Chicago**
 Grant Type and Number: **IN36P02950115**
 Capital Fund Program Grant No: **IN36P02950115**
 Replacement Housing Factor Grant No: **N/A**
 Date of CFFP: **N/A**

[X] Original Annual Statement Dated: 4/13/15 [] Reserve for Disasters/Emergencies [] Revised Annual Statement/Revision Number:
 [] Performance and Evaluation Report for Period Ending: [] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost
		Original	Revised		
1	Total Non-CFP Funds	\$ 317,509.25	\$ -	\$ -	\$ -
2	1406 Operations (May not exceed 20% of line 20)	\$ 88,500.00	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ 127,003.70	\$ -	\$ -	\$ -
4	1410 Administration (May not exceed 10% of line 20)	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 111,736.05	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 116,710.00	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 134,078.00	\$ -	\$ -	\$ -
11	1465 Dwelling Equipment - Nonexpendable	\$ 260,000.00	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 87,500.00	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 20,000.00	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495 Relocation Costs	\$ 7,000.00	\$ -	\$ -	\$ -
17	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
18	1501 Collateralization or Debt Service	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant (sum of lines 2-19)	\$ 1,270,037.00	\$ -	\$ -	\$ -
22	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Section 504 Compliance	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security-Soft Cost	\$ -	\$ -	\$ -	\$ -
25	Amount of line 20 Related to Security-Hard Cost	\$ -	\$ -	\$ -	\$ -
26	Amount of line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

Signature of Executive Director: *Jan Carley* Date: *10/6/15*
 Signature of Public Housing Director: _____ Date: _____

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: IN36P02950115		Federal FY of Grant: FFY of Grant Approval: 2015				
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
Hunter 29-1	AMP 1 Hunter	1406		\$ 90,000.00	\$ -	\$ -	\$ -	
	1406 Operations							
	1408 Management Improvements	1408		\$ 12,750.00				
	Staff/Commissioner Training			\$ 5,000.00				
	Computer software			\$ 17,750.00	\$ -	\$ -	\$ -	
	Total 1408							
	1410 Administration	1410		\$ 17,200.00	\$ -	\$ -	\$ -	
	1430 Fees and Cost	1430		\$ 10,000.00				
	Architect/Engineer			\$ 5,000.00				
	Environmental			\$ 1,400.00				
	Inspections			\$ 7,000.00				
	Green Physical Needs Assessment (GPNA)			\$ 23,400.00	\$ -	\$ -	\$ -	
	Total 1430							
	1450 Site Improvements	1450						
	Concrete			\$ 18,000.00				
	Irrigation			\$ 5,000.00				
	Landscaping			\$ 6,000.00				
	Total 1450			\$ 29,000.00	\$ -	\$ -	\$ -	
	1460 Dwelling Structure	1460						
	Windows			\$ 5,000.00				
	Signage			\$ 1,000.00				
	Total 1460			\$ 6,000.00	\$ -	\$ -	\$ -	
	1465 Dwelling Equipment	1465						
	Appliances			\$ 5,000.00				
	Total 1465			\$ 5,000.00	\$ -	\$ -	\$ -	
	1470 Non-Dwelling Structures	1470						
	HVAC (Community room)			\$ 6,000.00				
	Total 1470			\$ 6,000.00	\$ -	\$ -	\$ -	
	1475 Non-Dwelling Equipment	1475						
	Cameras			\$ 20,000.00				
	Total 1475			\$ 20,000.00	\$ -	\$ -	\$ -	

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		IN36P02950115		Federal FY of Grant: FFY of Grant Approval: 2015		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	1485 DEMOLITION COSTS	1485		\$ -	\$ -	\$ -	\$ -	
	1495 RELOCATION COST	1495		\$ -	\$ -	\$ -	\$ -	
	1499 MOD USED FOR DEVELOPMENT	1495		\$ -	\$ -	\$ -	\$ -	
	Total Cost for AMP 1			\$ 214,350.00	\$ -	\$ -	\$ -	
Nicosia 29-5	AMP 2 - Nicosia							
	1406 Operations	1406		\$ 90,009.25	\$ -	\$ -	\$ -	
	1408 Management Improvements	1408						
	Staff/Commissioner Training			\$ 10,000.00	\$ -	\$ -	\$ -	
	Total 1408			\$ 10,000.00	\$ -	\$ -	\$ -	
	1410 Administration	1410		\$ 32,500.00	\$ -	\$ -	\$ -	
	1430 Fees and Cost	1430						
	Architect/Engineer			\$ 10,000.00				
	Environmental			\$ 5,000.00				
	Inspections			\$ 1,000.00				
	Green Physical Needs Assessment			\$ 686.05				
	Total 1430			\$ 16,686.05	\$ -	\$ -	\$ -	
	1450 Site Improvements	1430						
	Total 1450			\$ -	\$ -	\$ -	\$ -	
	1460 Dwelling Structure	1460						
	Total 1460			\$ -	\$ -	\$ -	\$ -	
	1465 Dwelling Equipment	1465						
	Total 1465			\$ -	\$ -	\$ -	\$ -	
	1470 Non-Dwelling Structures	1470						
	Total 1470			\$ -	\$ -	\$ -	\$ -	

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		IN36P02950115		Federal FY of Grant: FFY of Grant Approval: 2015		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	1475 Non-Dwelling Equipment	1475						
	Total 1475			\$ -	\$ -	\$ -	\$ -	
	Demolition	1485		\$ -	\$ -	\$ -	\$ -	
	1495 RELOCATION COST	1495		\$ -	\$ -	\$ -	\$ -	
	1499 MOD USED FOR DEVELOPMENT	1499		\$ -	\$ -	\$ -	\$ -	
	Total Cost for AMP 2			\$ 149,195.30	\$ -	\$ -	\$ -	
West Calumet 29-6	AMP 3 - West Calumet							
	1406 Operations	1406		\$ 80,000.00	\$ -	\$ -	\$ -	
	1408 Management Improvements	1408						
	Staff/Commissioner Training			\$ 12,750.00				
	Computer software			\$ 5,000.00				
	Total 1408			\$ 17,750.00	\$ -	\$ -	\$ -	
	1410 Administration	1410		\$ 54,583.70	\$ -	\$ -	\$ -	
	1430 Fees and Cost	1430						
	Architect/Engineer			\$ 15,000.00				
	Environmental			\$ 5,000.00				
	Inspections			\$ 3,000.00				
	Green Physical Needs Assessment			\$ 21,000.00				
	Total 1430			\$ 44,000.00	\$ -	\$ -	\$ -	
	1450 Site Improvements	1450						
	Landscaping			\$ 6,000.00				
	Irrigation			\$ 15,000.00				
	Sidewalk repairs			\$ 1,500.00				
	Driveway/parking lot paving			\$ 6,000.00				
	Parking lighting			\$ 10,000.00				
	Total 1450			\$ 38,500.00	\$ -	\$ -	\$ -	
	1460 Dwelling Structure	1460						
	Window/screen repairs			\$ 5,000.00				
	Roofing			\$ 25,000.00				
	Cyclical painting			\$ 10,000.00				

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: IN36P02950115		Federal FY of Grant: FFY of Grant Approval: 2015				
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	Breaker boxes			\$ 25,000.00				
	Door replacement			\$ 10,000.00				
	Total 1460			\$ 75,000.00	\$ -	\$ -	\$ -	
	1465 Dwelling Equipment	1465						
	Appliances			\$ 15,000.00				
	Furnace replacement			\$ 14,000.00				
	Boiler replacement			\$ 110,000.00				
	Intercom system			\$ 60,000.00				
	Total 1465			\$ 199,000.00	\$ -	\$ -	\$ -	
	1470 Non-Dwelling Structures	1470						
	Shed roofs			\$ 4,000.00				
	Awnings			\$ 3,000.00				
	Gutters and Downspouts			\$ 3,500.00				
	Replace flooring			\$ 6,000.00				
	Window replacement			\$ 5,000.00				
	HVAC repair			\$ 15,000.00				
	Roof repairs			\$ 30,000.00				
	Repair waterlines			\$ 15,000.00				
	Total 1470			\$ 81,500.00	\$ -	\$ -	\$ -	
	1475 Non-Dwelling Equipment	1475		\$ -	\$ -	\$ -	\$ -	
	1485 DEMOLITION COSTS	1485		\$ -	\$ -	\$ -	\$ -	
	1495 RELOCATION COST	1495		\$ -	\$ -	\$ -	\$ -	
	Total Cost for AMP 3			\$ 590,333.70	\$ -	\$ -	\$ -	
Scattered 29-2	AMP 4 (29-2) - Harborside scattered site							
	1406 Operations	1406		\$ 24,000.00	\$ -	\$ -	\$ -	
	1408 Management Improvements	1408						
	Staff/Commissioner Training			\$ 12,750.00				
	Computer software			\$ 5,000.00				
	Total 1408			\$ 17,750.00	\$ -	\$ -	\$ -	
	1410 Administration	1410						
	1430 Fees and Cost	1430		\$ 16,100.00	\$ -	\$ -	\$ -	

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		IN36P02950115		Federal FY of Grant FFY of Grant Approval: 2015		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	Architect/Engineer			\$ 10,000.00				
	Environmental			\$ 5,000.00				
	Inspections			\$ 750.00				
	Green Physical Needs Assessment			\$ 7,000.00				
	Total 1430			\$ 22,750.00	\$ -	\$ -	\$ -	
	1450 Site Improvements	1450						
	Landscaping			\$ 11,000.00				
	Total 1450			\$ 11,000.00	\$ -	\$ -	\$ -	
	1460 Dwelling Structure	1460						
				\$ -	\$ -	\$ -	\$ -	
	Total 1460			\$ -	\$ -	\$ -	\$ -	
	1465 Dwelling Equipment	1465						
				\$ -	\$ -	\$ -	\$ -	
	Total 1465			\$ -	\$ -	\$ -	\$ -	
	1470 Non-Dwelling Structures	1470						
				\$ -	\$ -	\$ -	\$ -	
	1475 Non-Dwelling Equipment	1475						
				\$ -	\$ -	\$ -	\$ -	
	1485 DEMOLITION COSTS	1485						
				\$ -	\$ -	\$ -	\$ -	
	1495 RELOCATION COST	1495						
				\$ 7,000.00	\$ -	\$ -	\$ -	
	1499 DEVELOPMENT COST	1499						
				\$ -	\$ -	\$ -	\$ -	
	Total Cost for Scattered 29-2			\$ 98,600.00	\$ -	\$ -	\$ -	
Columbus 29-7	AMP 4 (29-7) - Columbus Drive							
	1406 Operations	1406		\$ 29,500.00	\$ -	\$ -	\$ -	
	1408 Management Improvements	1408						
	Staff/Commissioner Training			\$ 12,750.00				
	Computer software			\$ 5,000.00	\$ -	\$ -	\$ -	
	Total 1408			\$ 17,750.00	\$ -	\$ -	\$ -	
	1410 Administration	1410						
				\$ 2,680.00	\$ -	\$ -	\$ -	
	1430 Fees and Cost	1430						
	Architect/Engineer			\$ -				

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		IN36P02950115		Federal FY of Grant: FFY of Grant Approval: 2015		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	Environmental Inspections			\$ 150.00				
	Green Physical Needs Assessment			\$ 1,000.00				
	Total 1430			\$ 1,150.00	\$ -	\$ -	\$ -	
	1450 Site Improvements/Lawn Care	1450		\$ 2,000.00				
	Landscaping			\$ 1,710.00				
	Concrete repairs			\$ 8,000.00				
	Lighting			\$ 8,000.00				
	Garbage enclosure			\$ 19,710.00	\$ -	\$ -	\$ -	
	Total 1450			\$ 19,710.00	\$ -	\$ -	\$ -	
	1460 Dwelling Structure	1460		\$ 21,000.00				
	Windows			\$ 25,000.00				
	Roof			\$ 46,000.00	\$ -	\$ -	\$ -	
	Total 1460			\$ 46,000.00	\$ -	\$ -	\$ -	
	1465 Dwelling Equipment	1465		\$ 30,000.00				
	Intercom system			\$ 3,000.00				
	Gutters and Downspouts			\$ 33,000.00	\$ -	\$ -	\$ -	
	Total 1465			\$ 33,000.00	\$ -	\$ -	\$ -	
	1470 Non-Dwelling Structures	1470		\$ -	\$ -	\$ -	\$ -	
	1475 Non-Dwelling Equipment	1475		\$ -	\$ -	\$ -	\$ -	
	Total 1475			\$ -	\$ -	\$ -	\$ -	
	1485 DEMOLITION COSTS	1485		\$ -	\$ -	\$ -	\$ -	
	1495 RELOCATION COST	1495		\$ -	\$ -	\$ -	\$ -	
	Total 1495			\$ -	\$ -	\$ -	\$ -	
	Total Cost for Scattered 29-7			\$ 149,790.00	\$ -	\$ -	\$ -	
Scattered 29-9	AMP 4 (29-9) - New Harborside scattered site							
	1406 Operations	1406		\$ 4,000.00	\$ -	\$ -	\$ -	
	1408 Management Improvements	1408		\$ 2,500.00				
	Staff/Commissioner Training			\$ 5,000.00				
	Computer software			\$ 7,500.00	\$ -	\$ -	\$ -	
	Total 1408			\$ 7,500.00	\$ -	\$ -	\$ -	

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

PHA Name: Housing Authority of the City of East Chicago		Grant Type and Number Capital Fund Program Grant No: IN36P02950115 Replacement Housing Factor Grant No:		Federal FY of Grant: FFY of Grant Approval: 2015				
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
	1410 Administration	1410		\$ 3,940.00	\$ -	\$ -	\$ -	
	1430 Fees and Cost	1430		\$ 2,000.00				
	Architect/Engineer			\$ -				
	Environmental			\$ 250.00				
	Inspections			\$ 1,500.00				
	Green Physical Needs Assessment			\$ 3,750.00	\$ -	\$ -	\$ -	
	Total 1430							
	1450 Site Improvements	1450		\$ 3,500.00				
	Landscaping			\$ 15,000.00				
	Concrete			\$ 18,500.00	\$ -	\$ -	\$ -	
	Total 1450							
	1460 Dwelling Structure	1460		\$ 1,000.00				
	Windows			\$ 6,078.00				
	Canopies			\$ 7,078.00	\$ -	\$ -	\$ -	
	Total 1460							
	1465 Dwelling Equipment	1465		\$ 23,000.00				
	HVAC			\$ 23,000.00	\$ -	\$ -	\$ -	
	Total 1465							
	1470 Non-Dwelling Structures	1470		\$ -	\$ -	\$ -	\$ -	
	1475 Non-Dwelling Equipment	1475		\$ -	\$ -	\$ -	\$ -	
	1485 DEMOLITION COSTS	1485		\$ -	\$ -	\$ -	\$ -	
	1495 RELOCATION COST	1495		\$ -	\$ -	\$ -	\$ -	
	Total Cost for Scattered 29-9			\$ 67,768.00	\$ -	\$ -	\$ -	
	Total Cost for AMP 4			\$ 316,158.00	\$ -	\$ -	\$ -	
	Total Cost for ECHA			\$ 1,270,037.00	\$ -	\$ -	\$ -	

Annual Statement/Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule									
PEHA Name: Housing Authority of the City of East Chicago			Grant Type and Number Capital Fund Program Grant No: IN36P02950115 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY of Grant Approval: 2015			
Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates		
	Original	Revised	Actual	Original	Revised	Actual			
AMP 1 (Hunter 29-1)	06/30/17			06/30/19					
AMP 2 (Nicosia 29-5)	06/30/17			06/30/19					
AMP3 (West Calumet 29-6)	06/30/17			06/30/19					
AMP 4 (Scattered 29-2) (Columbus 29-7) (Scattered 29-9)	06/30/17			06/30/19					