

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPLans

5YearPlanforFiscalYears2000-2004
AnnualPlanforFiscalYear2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: Housing Authority of the City of East Chicago

PHANumber: IN029

PHAFiscalYearBeginning: January 1, 2003

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

HighPerformingPHA
SmallAgency(<250PublicHousingUnits)
AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

ThefollowinghousingissueshavebeenidentifiedbytheCityofEastChicago:

- Amongelderlyminorityhouseholdswithincomesbelow50%ofmedian, Hispanicsweremostlikelytoexperiencehousingproblemsandwerelesslikely tobehomeowners.
- Amongsmallfamilyhouseholdswithincomesbelow50%ofthemedian, Hispanicrenterhouseholdsweremostlikelytoexperiencesubstandardhousing.
- Amonglargefamilyhouseholdswithincomesbelow50%ofmedian,housing problemswereextremelyhighforminorityandnon-minorityhouseholdsalikewith overcrowdingthemostlikelyproblem.Homeownershipamongthesehouseholdswas alsoexceptionallylow.
- Whileverylowincomerenterhouseholdsconsistingofsinglepersonsand non-relatedpersonslivingtogetheraccountedforone-fifthofallverylowincome householdsandexperiencedsignificanthousingproblemsanddegreesofcost-burden, thereisessentiallynofederal,stateorlocalprogramstoassistthesehouseholds.
- Extremelylowincomenon-elderlyhomeownerslivedinsubstandardhousingand werecostburdened.
- Withonlyasmallsegmentoflowincomelargefamilyrenterhouseholds experiencingcostburden,thepredominanthousingproblemismorethanlikelytobe overcrowdingamongthishouseholdtype.
- Thewaitinglistforpublichousingunitsincludehouseholdswwhoareinneedof subsidized,affordablehousing.

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

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

1. Shortage of affordable housing for all eligible populations

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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
 - Reduce time to renovate public housing units
 - Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
 - Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

2. Increase the number of affordable housing units by:

- 0 Apply for additional section 8 units should they become available

3. Assisting families at or below 30% and 50% of median by:

Adopt rent policies to support and encourage work

4. Assisting Elderly by:

Apply for special-purpose vouchers targeted to the elderly, should they become available

5. Assisting Families with Disabilities by:

Carry out the modifications needed in public housing based on the section 504 Needs

Assessment for Public Housing

Affirmatively market to local non-profit agencies that assist families with disabilities

6. Assisting Races and ethnicities with disproportionate housing needs by:

Increasing awareness of PHA resources among families of races and ethnicities with disproportionate needs by affirmatively market to races/ethnicities show to have disproportionate housing needs

7. Conducting activities to affirmatively further fair housing by:

Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

Market the section 8 program to owners outside of areas of poverty/minority concentrations

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

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

- ResultsofconsultationwithresidentsandtheResidentAdvisoryBoard
TheHousingAuthorityhasreviseditsPoliciesGoverningEligibility,Selection,and
AdmissionstocomplywiththeQualityHousingandWorkResponsibilityActof1998
andtospecificallyaccomplishthefollowinggoals:
 - DeconcentrationofPovertyandIncome-MixinginPublicHousingandSection8
 - Intensifiedscreeningandresidentselectioncriteriatoreducecrimeandto
promoteself-sufficiencyamongthepublicandSection8residents
 - Promotionofchoiceinrentalpaymenttoencouragehigherincomeresidents
- AssetmanagementactivitiesduringYearIoftheAgencyPlanare:
- CapitalimprovementsindevelopmentsIN1,2,5,6,7,and9.
 - ThedevelopmentofaSection8voucherhomeownershipprogram

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupportingdocuments
availableforpublicinspection .

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Indicatewhichattachmentsareprovidedbyselectingallthatapply.Providetheattachment'sname(A,B,
etc.)inthespacetotheleftofthenameoftheattachment.Note:Iftheattachmentisprovidedasa
SEPARATEfiles submissionfromthePHAPlansfile,providethefilenameinparenthesesinthespaceto
therightofthetitle.

Required Attachments:

- Admissions Policy for Deconcentration
- FY2003 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY2003 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards
- Financial Audit
- Other
- Attachment A – Resident Advisory Board Members
- Attachment B – Brief Statement of Progress toward Meeting 5 Year
- Attachment C – Definition of Substantial Deviation/Significant Modification
- Attachment D – Capital Fund Progress Reports for FY2000, FY2001 and FY2002

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans

XX Fair Housing Documentation:

Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. 5 Year and Annual Plans

XX Consolidated Plan for the jurisdiction/s

XX Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction Annual Plan:
Housing Needs

XX Most recent board-approved operating budget for the public housing program Annual Plan:
Financial Resources;

XX Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]

Annual Plan: Eligibility, Selection, and Admissions Policies np1033 Section 8 Administrative Plan

Annual Plan: Eligibility, Selection, and Admissions Policies

XX	PublicHousingDeconcentrationandIncomeMixing Documentation: <ul style="list-style-type: none"> • PHABoardcertificationsofcompliancewith deconcentrationrequirements(section16(a)oftheUS HousingActof1937,asimplementedinthe2/18/ 99 <i>QualityHousingandWorkResponsibilityActInitial Guidance;Notice</i> andanyfurtherHUDguidance)and • Documentationoftherequireddeconcentrationand incomemixinganalysis 	AnnualPlan:Eligibility, Selection,andAdmissions Policies
XX	Publichousingrentdeterminationpolicies,includingthe methodologyforsettingpublichousingflatrents checkhereifincludedinthepublichousing A&OPolicy	AnnualPlan:Rent Determination
XX	Scheduleofflatrentsofferedateeachpublichousing development checkhereifincludedinthepublichousing A&OPolicy	AnnualPlan:Rent Determination
Section8 rent determination(payment standard) policies check here if included in Section 8 Administrative Plan	AnnualPlan:RentDetermination	
XX	Publichousingmanagementandmaintenancepolicy documents,includingpoliciesforthe preventionor eradicationofpestinfestation(includingcockroach infestation)	AnnualPlan:Operationsand Maintenance
XX	Publichousinggrievanceprocedures checkhereifincludedinthepublichousing A&OPolicy	AnnualPlan:Grievance Procedures
XX	Section8informalreviewandhearingprocedures checkhereifincludedinSection8Administrative Plan	AnnualPlan:Grievance Procedures

XX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD52825) for any active CIAP grant	Annual Plan: Capital Needs
Included	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
Not yet developed	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
XX	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
XX	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
XX	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)	
XX	Residency of Police Officers	

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

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

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

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

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

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

Categories of Persons Affected

Very Low Income

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

There were 5,072 very low income households representing 42% of all households in East Chicago in 1990. Renters outnumbered owners nearly 3 to 1 with renter incomes of 0-30% outnumbering renter incomes of 31%-50% by more than 2 to 1. In other words, the greatest percentage of households fell into the lowest income category in 1990. A discussion of each household type and its circumstances follows.

Very Low Income Elderly

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

The need for subsidized rental housing:

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

The need for cash assistance to support housing costs:

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

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

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

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

Very Low Income Small Families

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

Need for subsidized rental housing:

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

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

Minority households among very low income small family renters accounted for 50% of all very low income minority renter households in the City. Non-Hispanic blacks represented 51% of all

very low income minority renters; Hispanic households included 49%. Housing problems among this group was relative in comparison to all very low income small family renter households with the exception of Hispanics where 77% reported housing problems.

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

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

Low Income Large Families

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

Need for subsidized rental housing:

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

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

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

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

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

exceptionally low.

Very Low All Other Renter Households

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

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

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

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

Very Low Income All Other Owners

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

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

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

Low Income

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

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

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

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

Low Income Elderly

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

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

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

Low Income Small Families

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

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

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

Low Income Large Families

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

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

Subsidized housing would provide financial relief to those large family renters who are cost-burdened. In addition, financial assistance to property owners interested in rehabilitating

their units up to code standards and renting the units to low income tenants would assist this group.

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

Other Low Income All Other Renter Households

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

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

Low Income All Other Homeowner Households

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

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

Need For Supportive Housing

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

Elderly and Frail Elderly

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

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

There were 4,483 persons age 65 and older in the City in 1990. Many of these were members of

the 1,653 very low income owner and renter households show on CHA Table 1C. Applying the national prevalence statistic of 14.4% of all elderly who require assistance with daily living skills to this very low income population reveals a potential 238 elderly very low income frail elderly persons whom may require assisted housing in East Chicago.

Need For Public And Assisted Housing

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

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

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

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

Homeownership Needs

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

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

Anticipated Changes In Housing Needs

An economic development report recently completed by Mayor Pastrick's Gaming Task Force indicated that the placement of a riverboat casino in the East Chicago lakefront area is anticipated to stimulate other economic activities across the City, such as recreational development, housing and commercial development. A total of 1,900 jobs are expected to be created with a majority of these being made available to qualified East Chicagoans. However, with a 1993 unemployment rate of 11.9% in East Chicago, it can be presumed that many residents who are presently underemployed or unemployed will take jobs at the casino. It is also presumed that for the time being, many of the locally employed residents will remain in their current housing unit.

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

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

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

- Among elderly minority households with incomes below 50% of median, Hispanics were most likely to experience housing problems and were less likely to be homeowners.
- Among small family households with incomes below 50% of the median, Hispanic renter households were most likely to experience substandard housing.
- Among large family households with incomes below 50% of median, housing problems were extremely high for minority and non-minority households alike with overcrowding the most likely problem. Homeownership among these households was also exceptionally low.
- While very low income renter households consisting of single persons and non-related persons living together accounted for one-fifth of all very low income households and experienced significant housing problems and degrees of cost-burden, there is essentially no federal, state or local program to assist these households.
- Extremely low income non-elderly homeowners lived in substandard housing and were cost burdened.
- With only a small segment of low income large family renter households experiencing cost burden, the predominant housing problem is more than likely to

be over crowding among this household type.

- The waiting list for public housing units include households who are in need of subsidized, affordable housing.
- There exists an even greater need for rental assistance than public housing in East Chicago.

Housing Need of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1902	1293	1449	1719	150		City
Income > 30% but <= 50% of AMI	1902	1503	1449	1826	169		City
Income > 50% but < 80% of AMI	1268	1268	587	212	17		City
Elderly	799	551	316	511	75		
Families with Disabilities	152	152	319	152	152		
White	761	700					
African American	1483	1364	727				
Hispanic	1549	1425	1193				

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

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

Consolidated Plan of the Jurisdiction/s

Indicate year: 1995-1999 U.S.

Census data: the Comprehensive

housing/section8
Waitlistsbythe
Housing
Authority
oftheCityofEast
Chicago

**B. Housing
Needsof
Familieson
thePublic
Housingand
Section8
Tenant-
Based
Assistance
Waiting
Lists**

Statethehousingneeds
ofthefamiliesonthe
PHA'swaitinglist/s .

**Completeonetable
foreachtypeof
PHA-widewaitinglist
administeredbythe
PHA.** PHA may
provideseparatetables
forsite-basedor
sub-jurisdictional
publichousingwaiting
listsattheiropion.

HousingNeedsofFamiliesontheWaitingList

Waitinglisttype:(selectone)