

GARY HOUSING AUTHORITY



2022
Annual
Plan

Gary Housing Authority

2022 Annual Plan

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Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																					
A.1	<p> PHA Name: <u>Gary Housing Authority</u> PHA Code: <u>IN011</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>675</u> Number of Housing Choice Vouchers (HCVs) <u>2274</u> Total Combined Units/Vouchers <u>2949</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	Plan Elements																																																				
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p>Gary Housing Authority has been approved for Section 18 inventory removal of the following developments: Gary Manor, Concord Village 3, Delaney West, Colonial Gardens (1, 2, & 3), Miller Heights (7 units), Dorie Miller Homes and Delaney Community East. Residents affected by these inventory removal applications have received tenant protection vouchers (TPVs), and GHA is planning to develop new mixed-finance and mixed-use developments (via acquisition with new construction and/or with or without rehab) to help address these and other housing needs that are being experienced within the City of Gary.</p> <p>Financial Resources</p> <p>Gary Housing Authority Annual Plan</p> <table border="0"> <tr> <td colspan="4">FY 2022 FINANCIAL RESOURCES</td> </tr> <tr> <td>FY 2022</td> <td></td> <td></td> <td>\$27,158,360.00</td> </tr> <tr> <td>Operating Subsidy 98%</td> <td></td> <td>\$6,578,790.00</td> <td></td> </tr> <tr> <td>Capital Funds</td> <td>2021</td> <td>\$6,606,632.00</td> <td></td> </tr> <tr> <td>HCV</td> <td></td> <td>\$13,532,983.00</td> <td></td> </tr> <tr> <td>ROSS</td> <td></td> <td>\$50,951.00</td> <td></td> </tr> <tr> <td>MR</td> <td></td> <td>\$389,004.00</td> <td></td> </tr> <tr> <td>Prior Year- Unobligated</td> <td></td> <td></td> <td>\$7,668,358.00</td> </tr> <tr> <td>Capital Funds</td> <td>2020</td> <td>\$1,294,732.00</td> <td></td> </tr> <tr> <td>Capital Funds – E Grant</td> <td>2020</td> <td>\$6,373,626.00</td> <td></td> </tr> <tr> <td>LIPH Rental Income</td> <td></td> <td>\$1,510,770.00</td> <td>\$1,510,770.00</td> </tr> <tr> <td>Other Income</td> <td></td> <td>\$4,584.00</td> <td>\$4,584.00</td> </tr> <tr> <td colspan="3">TOTAL FINANCIAL RESOURCES</td> <td>\$36,342,072.00</td> </tr> </table> <p>Homeownership Programs</p> <p>The Gary Housing Authority is looking to develop a potential lease-to-purchase homeownership program for single-family units that currently exist within the GHA's public housing inventory. There exists presently units already approved under a homeownership program, and these units are being disposed to potential eligible and qualified residents and/or the public at large. Units in the public housing inventory will be removed via Section 18 disposition applications.</p> <p>Significant Amendment/Modification (ATTACHMENT 1)</p> <p>The Gary Housing Authority plans to reorganize its waiting lists due to asset repositioning and Section 18 inventory removal applications for affected residents. The Gary Housing Authority also plans to construct a new Maintenance Facility(ies) and a Central Office Cost Center as a result of these facilities being impacted by current and future/impending Section 18 inventory removal applications where these facilities currently reside within the development(s). The Gary Housing Authority will also acquire and/or construct a community center/EnVision Center HUB for both City and GHA residents.</p>	FY 2022 FINANCIAL RESOURCES				FY 2022			\$27,158,360.00	Operating Subsidy 98%		\$6,578,790.00		Capital Funds	2021	\$6,606,632.00		HCV		\$13,532,983.00		ROSS		\$50,951.00		MR		\$389,004.00		Prior Year- Unobligated			\$7,668,358.00	Capital Funds	2020	\$1,294,732.00		Capital Funds – E Grant	2020	\$6,373,626.00		LIPH Rental Income		\$1,510,770.00	\$1,510,770.00	Other Income		\$4,584.00	\$4,584.00	TOTAL FINANCIAL RESOURCES			\$36,342,072.00
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	(c) The PHA must submit its Deconcentration Policy for Field Office review.
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Police Officers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Hope VI or Choice Neighborhoods</p> <p>The GHA has participated and partnered with the City of Gary Department of Redevelopment and Department of Community Development on a Choice Neighborhood Initiative Planning Grant, which it received, and will continue in its inter-local agreementpartnership in efforts of seeking the Choice Neighborhood Initiative Implementation Grant.</p> <p>Mixed Finance Modernization or Development</p> <p>PHA & City-Wide (and up to 5 miles outside of the City of Gary city limits) development projects consisting of the acquisition ofvacant land (or land with dilapidated structures to be torn down prior to development), new construction, acquisition with or without rehabilitation, and/or comprehensive modernization using various funding sources such as Demolition & Disposition Transitional Funding (DDTF), Capital Funds, Operating Funds, insurance claim proceeds, proceeds from the sale of homeownership units, proceeds resulting from the disposition of PHA-owned land or improvements, LIHTC, HOME, CDBG, AHP, Opportunity Zone Investment, New Market Tax Credits, Private Investment and any other eligible financing vehicles.</p> <p>Demolition and/or Disposition</p> <p>Demolition and/or Disposition Section 18 Demolition/Disposition applications will be submitted for the following developments in accordance with the Physical Needs Assessments and obsolescence testing, scattered site justification, De Minimis Demolition determination, Required/Voluntary/Streamlined Conversions and disposition through Commensurate Public Benefit:</p> <p>Genesis Towers High Rise, Carolyn Mosby High Rise, Al Thomas High Rise, Glen Park High Rise, Broadway Manor, Gary Manor, Concord Village (1,2 3 & 4), Delaney West & Delaney Community East, Dorie Miller Homes, Dorie Miller/East Point,Dorie Miller/Miller Heights and Horace Mann and Duneland Village Section 32 Homeownership Units.</p> <p>Conversion of Public Housing to Project-Based Assistance under RAD</p> <p>All Public Housing units within the Horace Mann and Duneland Village Hope VI developments, in addition to any developments and/or units within the entire GHA real estate portfolio and public housing inventory that do not to meet the obsolescence or scattered site criteria under Section 18 demolition/disposition justification, will be converted to Project-Based Vouchers under the Rental Assistance Demonstration (RAD) program.</p> <p>The GHA will also, when, and where applicable, exercise the repositioning of the last of its units and its non-dwelling buildings and/or vacant land under the "50 and under" justification of Section 3.b. of Notice PIH 2018-04, under the streamlined conversion authority of Notice PIH 2019-05, or under the RAD streamlined authority for PHAs with 50 or fewer units.</p>

	<p>Project-Based Vouchers Mixed-Finance and mixed-use development through the issuance of project-based vouchers through competitive proposals, non-competitive proposals and HOTMA issuance of Project-Based Vouchers (PBVs) to be used for PHA & City-Wide (and up to 5 miles outside of City of Gary limits) Development Projects through the GHA (and its entities) and partnerships with the City of Gary and other development partners. (ATTACHMENT 2)</p> <p>Units with Approved Vacancies for Modernization There are several units PHA-wide in senior and family developments that are approved vacancies for modernization and are being used to “internally” relocate tenants who are affected by inventory removal applications and approvals, but desire to remain in existing and available public housing units.</p> <p>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants) The GHA intends to apply for Emergency Capital Funds and Safety and Security Grants to further navigate the Authority to operating in standard or high performer status.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>Finance – ONGOING</p> <ul style="list-style-type: none"> ➤ Enhance the staff knowledge and skill sets to improve the Finance Department and the Gary Housing Authority as a whole. ➤ Continue to work with management systems to accurately record and report finance data in a timely manner. ➤ Maintain our financial integrity to keep the public trust in the Gary Housing Authority. ➤ Develop initiatives for increasing revenues and decreasing expenses throughout the Gary Housing Authority. <p>HCV – ONGOING</p> <ul style="list-style-type: none"> ➤ Maintain SEMAP High Performer Status ➤ Update Rent Reasonableness Database annually ➤ Perform external QC review of HCV Operations ➤ Implement HCV reporting and monitoring dashboard to the extent they can be supported with GHA’s IT functionalities ➤ Utilize at least 98% of available funding on an annual basis ➤ Maintain HCV FSS participation at 80% or more of mandatory slots ➤ Increase percentage of FSS families with an escrow balance to 30% or more ➤ Participate in GHA partnerships to serve victims of Domestic Violence ➤ Utilize Project Based Vouchers, as a means to preserve existing affordable housing, and to promote additional housing opportunities in the community. This shall include but not be limited to the utilization of existing Tenant Based Vouchers and vouchers issued via the RAD program ➤ Purge Waiting List to facilitate expeditious lease up process <p>Development- ONGOING</p> <ul style="list-style-type: none"> ➤ Prepare a strategic plan for development, modernization and homeownership program with the focus of increasing the supply and quality housing for eligible GHA clients ➤ Prepare a detail implementation plan that supports the strategic plan to include major development, modernization and homeownership activities, task, schedules, and budgets in 2020 ➤ Implements and monitor standard operating procedures to ensure that staff, projects, budgets, obligations, expenditures, schedules and contracts are properly managed <p>Asset Management – ONGOING</p> <ul style="list-style-type: none"> ➤ GHA continues to comply with the Asset Based Management activities required by federal regulation and evaluate the effectiveness of centralized support services, staffing and Asset Management Projects (AMP) configurations. ➤ While continuing to face unprecedented challenges - funding shortages, an aging and decaying housing stock with tremendous capital needs, and a steady demand for affordable housing - GHA continues to make decisions and take actions that will ensure that affordable housing remains available for current and future generations of Gary’s most vulnerable population ➤ GHA’s business system upgrade (YARDI 7s) provides site managers with a variety of reports and data required for effective management ➤ GHA is implementing Rent Café to provide tenants with the ability to access their accounts online, submit payments, request changes, request workorders and submit documentation ➤ GHA will continue to use its current Capital Fund Grant monies, while seeking additional grant opportunities and alternate streams of revenue to improve management efficiencies and for the physical improvement of its more than 600 public housing units ➤ Engage in employee training and development that supports effective property management and program administration ➤ Address any deficiencies identified through REAC inspections and routine maintenance in order to continue receiving improved GHA REAC scores ➤ The Authority will conduct cost-effective operations to ensure financial viability, explore opportunities to improve efficiency and comply with program standards within its AMPs <p>Resident Services - ONGOING</p> <ul style="list-style-type: none"> ➤ Enhance resident quality of life, by providing various types of services/programs to residents (focusing on the pillars set forth by the Envision Center: Economic Empowerment, Educational Advancement, Character & Leadership and Health and Wellness) ➤ Enhance Section 3 resident employment opportunities

	<ul style="list-style-type: none"> ➤ Ensure residents are meeting their Community Service Requirement (which entails scheduling workshops/activities/ events, in partnership with Property Managers and Social Work Interns) ➤ Support Resident Tenant Councils, with elections, programming/workshops, etc. ➤ Develop programs to engage our youth population (such a STEM and college readiness programs) ➤ Partner with local service providers that conduct workshops that lead to a resident becoming more self- sufficient ➤ Provide linkage to support services/resources to Residents
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. (ATTACHMENT 7)
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: (ATTACHMENT 3)</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. .(ATTACHMENT 4)</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.(ATTACHMENT 5)</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. (ATTACHMENT 6)</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

D.	Affirmatively Furthering Fair Housing (AFFH).									
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table><tr><td>Fair Housing Goal:</td></tr><tr><td><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td></tr><tr><td></td></tr></table> <table><tr><td>Fair Housing Goal:</td></tr><tr><td><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td></tr><tr><td></td></tr></table> <table><tr><td>Fair Housing Goal</td></tr><tr><td><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td></tr><tr><td></td></tr></table>	Fair Housing Goal:	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>		Fair Housing Goal:	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>		Fair Housing Goal	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>	
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Attachment 1



Definition of “Significant Amendment or Modification”

The Gary Housing Authority (GHA) may amend or modify any policy, rule, regulation, or other aspect of the 5-year and/or Annual Plan.

A “significant amendment or modification” to its 5-Year plan and/or Annual Plans is a change in policy that significantly and materially alters GHA’s stated mission, goals, objectives, and activities as stated in the Plan unless they are adopted to reflect changes in HUD regulations or requirements. If a change is considered a significant amendment to the 5-Year Plan or to the Annual Plans, it must undergo a public process that includes consultation with the Resident Advisory Board; public notice and public comment period; a public hearing, and approval by GHA’s Board of Commissioners; and submission to and approval by HUD.

The Gary Housing Authority’s criteria for determining whether an amendment or modification is significant is any proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposal; as also considered by HUD, based on the Capital Fund Final Rule.

In addition, GHA defines a Significant Amendments as including the following:

1. A change that materially revises the agency’s mission, goals, or objectives;
2. Changes to rent policies, admissions policies and/or the organization/reorganization of the waiting list(s);
3. Addition of non-emergency work items/new activities not included in the current PHA Annual and 5 Year Action Plan;

Attachment 2



PROCEDURES FOR SELECTING PROJECT BASED VOUCHER (PBV) PROPOSALS

When implementing a Project-Based Voucher (PBV) Proposal program, the Gary Housing Authority (GHA) will use both the competitive and non-competitive selection process, in accordance to the selection procedures defined in 24 CFR 983.51, HUD Notice PIH 2017-21 (HA) Implementation Guidance: Housing Opportunity Through Modernization Act of 2016 (HOTMA)—Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) Provisions (referenced at Sec. 106 (a)(9), which adds Sec. 8(o)(13)(N) to the Act), and as additionally described herein.

Selection Based on Non-Competitive/Previous Competition Process

The GHA may select, without competition, a proposal for housing assisted under a federal, State, or local government housing assistance, community development, or supportive services program that required competitive selection of proposals (e.g. HOME, and units for which competitively awarded low-income housing tax credits (LIHTCs) have been provided), where the proposal has been selected in accordance with such program's competitive selection requirements with 3 years of the PBV proposal selection date, and the earlier competitively selected housing assistance proposal did not involve any consideration that the project would receive PBV assistance.

HOTMA adds section 8(o)(13)(N) to the Act, which allows a PHA to attach PBV assistance to units in a project in which the PHA has an ownership interest or over which the PHA has control without following a competitive process. In order to exercise this authority, the PHA must be engaged in an initiative to improve, develop, or replace a public housing property or site.

- (1) **PHA ownership interest.** A project does not have to meet the definition of PHA-owned in order for the PHA to have an ownership interest in the project and to be covered by this HOTMA provision. An ownership interest means that the PHA or its officers, employees, or agents are in an entity that holds *any direct or indirect interest* in the project in which the units are located, including, but not limited to, an interest as: titleholder; lessee; stockholder; member, or general or limited partner; or member of a limited liability corporation. For purposes of this authority, a PHA ownership interest also includes a scenario in which the PHA is the lessor of the



Gary Housing Authority

ground lease for the land upon which the PBV project to improve, develop, or replace the public housing property is located or will be constructed. Units that meet the definition of “PHA-owned” as defined here qualify for this exception. Alternatively, just having an ownership interest for the purpose of this provision does not equate with meeting the definition of PHA-owned as defined in Attachment A.

(2) Conditions for non-competitive selection. In order to be subject to this non-competitive exception, the following conditions must be met:

- (a) The PHA must be engaged in an initiative to improve, develop, or replace the public housing properties or sites. The public housing properties or sites may be in the public housing inventory or they may have been removed from the public housing inventory through any available legal removal tool (which may include but is not limited to disposition or demolition under Section 18 of the Act, voluntary conversion under Section 22 of the Act, or required conversion under Section 33 of the Act) within 5 years² of the date on which the PHA entered into the AHAP or HAP pursuant to the non-competitive selection.
- (b) If the PHA plans rehabilitation or new construction, a minimum threshold of \$25,000 in hard costs per-unit is required.
- (c) If a PHA plans to replace public housing by attaching project-based assistance to existing housing in which the PHA has an ownership interest or over which the PHA has control, then the \$25,000 per-unit minimum threshold does not apply as long as the existing housing substantially complies with HUD’s housing quality standards. The PHA’s Administrative Plan must describe what it means to “substantially comply with HUD’s housing quality standards.”

Selection Based on Competitive Process

The GHA will issue public notice (e.g. legal advertisement in local newspaper(s) of general circulation, the GHA’s website and other websites of industry-related agencies, direct solicitation of other federal, state and local agencies, etc.), of an opportunity to offer formal Request for Proposals (RFP) inviting owners to submit projects that meet the GHA’s project-based voucher program goals. The GHA will describe the selection/evaluation criteria within the RFP, which may include, but are not limited to:

- Number of PBVs being made available;
- Submission deadline, if applicable;



Gary Housing Authority

- Required format for proposals;
- Desired Housing types (e.g. new construction, rehab)
- Desired Resident types (e.g. senior, family, etc.
- Minimum/Maximum PBV units in project;
- Term of Housing Assistance Payment contract;
- Other special requirements (e.g. Labor Standards/Davis-Bacon, environmental review, and Housing Quality Standards requirements).

The GHA cannot and will not limit proposals to a single site or impose restrictions that explicitly or practically preclude owner submission of proposals for PBV housing on different sites, in accordance to 24 CFR 983.51(b)(1).

The competitive selection process of PBV proposals is not mandatory and the GHA may only use the competitive selection process and procedures when non-competitive selection is not applicable.

Deconcentrating Poverty and Site Selection Standards

The GHA's standard for deconcentrating poverty and expanding housing and economic opportunities are as defined by HUD, and as described, in 24 CFR 983.57 (b)(1).

24 CFR 983.57 (b) (1): "Project-based assistance for housing at the selected site is consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities. The standard for deconcentrating poverty and expanding housing and economic opportunities must be consistent with the PHA Plan under 24 CFR 903 and the HA Administrative Plan."

In determining if a project meets the GHA's goal of deconcentrating poverty and expanding housing and economic opportunities, the GHA will select a proposal or proposals for existing, new construction or newly rehabilitated housing on a site or sites, and enter into a HAP contract for those units meeting some, most and/or all the following general criteria:

- The proposed PBV development will be located in a HUD-designated Enterprise Zone, Economic Community, Renewal Community and/or Opportunity Zone;
- The concentration of assisted units will be or has decreased as a result of public housing demolition and HOPE VI redevelopment;



Gary Housing Authority

- The area in which the proposed PBV development will be located is undergoing significant revitalization as a result of federal, state, and/or local dollars invested in the area;
- Federal, State and/or local dollars have been or are being invested in the area to achieve the deconcentrating of poverty and expansion of housing and/or economic opportunity;
- New market rate units are being developed where such market rate units will positively impact the poverty rate in the area;
- The GHA should consider whether there has been an overall decline in the poverty rate within the past five years;
- Whether there are meaningful opportunities for educational and economic advancement and proximity to community services, such as health centers and public transportation;
- Educational opportunity including adult education, vocational school, state or community college;
- Economic advancement opportunities including retail, other businesses offering entry-level job opportunities and Section 3 qualified residents and Business Concerns;

Prior to selection of any project for PBV proposals, the GHA will conduct the following site inspections: General site inspection and Housing Quality Standards (HQS) as outlined by 24 CFR 982.401 (unit inspections will be for rehabilitation and existing units only). Site and Neighborhood Standards review per HUD regulations at 24 CFR 983.57.

Existing and Rehabilitated Housing Site and Neighborhood Standards [24 CFR 983.57(d)]

The GHA will not consider a PBV Proposed site for existing or rehabilitated housing until it has determined that the site complies with the HUD required site and neighborhood standards. The site must:

- Be adequate in size, exposure, and contour to accommodate the number and type of units proposed;
- Have adequate utilities and streets available to service the site;
- Promote a greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons;
- Be accessible to social, recreational, educational, commercial, and health facilities and services and other municipal facilities and services equivalent to those found in neighborhoods consisting largely of unassisted similar units; and



Gary Housing Authority

- Be located so that travel time and cost via public transportation or private automobile from the neighborhood to places of employment is not excessive.

New Construction Site and Neighborhood Standards [24 CFR 983.57(e)]

The GHA will not consider a PBV Proposed site for newly constructed housing until it has determined that the site complies with the HUD required site and neighborhood standards. The site must:

- Be adequate in size, exposure, and contour to accommodate the number and type of units proposed;
- Have adequate utilities and streets available to service the site;
- Must not be located in an area of minority concentration unless the PHA determines that sufficient, comparable opportunities exist for housing for minority families in the income range to be served by the proposed project outside areas of minority concentration or that the project is necessary to meet overriding housing needs that cannot be met in that housing market area;
- Must not be located in a racially mixed area if the project will cause a significant increase in the proportion of minority to non-minority residents in the area.
- Must promote a greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons;
- Must not be one that is seriously detrimental to family life or in which substandard dwellings or other undesirable conditions predominate;
- Must be accessible to social, recreational, educational, commercial, and health facilities and services and other municipal facilities and services equivalent to those found in neighborhoods consisting largely of unassisted similar units; and
- Except for new construction, housing designed for elderly persons, the housing must be located so that travel time and cost via public transportation or private automobile from the neighborhood to places of employment is not excessive.

ENVIRONMENTAL REVIEW [24 CFR 983.58]

PBV selected sites under the PBV program are subject to HUD environmental regulations in 24 CFR parts 50 and 58. The *responsible entity* is responsible for performing the federal environmental review under the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.). The GHA will not enter into an agreement to enter into a HAP contract nor enter into a HAP contract until the Owner has complied with the environmental review requirements.



Gary Housing Authority

In the case of existing housing, the responsible entity that is responsible for the environmental review under 24 CFR part 58 must determine whether or not PBV assistance is categorically excluded from review under the National Environmental Policy Act and whether or not the assistance is subject to review under the laws and authorities listed in 24 CFR 58.5.

The GHA will not enter into an agreement to enter into a HAP contract or a HAP contract with an owner, and the PHA, the owner, and its contractors may not acquire, rehabilitate, convert, lease, repair, dispose of, demolish, or construct real property or commit or expend program or local funds for PBV activities under this part, until the environmental review is completed.

The GHA will require the owner to carry out mitigating measures required by the responsible entity (or HUD, if applicable) as a result of the environmental review.

Selection of Applicants for PBV Units

The GHA shall select tenants for PBV Units in accordance to HUD regulations and guidelines as described in 24 CFR 983.251.

Tenant Screening

The GHA shall comply with tenant screening in accordance to HUD regulations and guidelines as described in 24 CFR 983.255.

Family Occupancy of Wrong-Size or Accessible Units

The GHA standard for overcrowded, under-occupied and accessible units is in accordance to HUD regulations and guidelines as described in 24 CFR 983.260.

Attachment 3

THE HOUSING AUTHORITY OF THE
CITY OF GARY, INDIANA
INDEPENDENT AUDITORS' REPORT,
BASIC FINANCIAL STATEMENTS AND
SUPPLEMENTAL INFORMATION,
INCLUDING SINGLE AUDIT REPORTS
FOR THE YEAR ENDED
MARCH 31, 2020

THE HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA

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INDEPENDENT AUDITOR'S REPORT

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the City of Gary, Indiana
Gary, Indiana

U.S. Department of Housing and Urban
Development
Indianapolis Office
Minton-Capehart Federal Building
575 North Pennsylvania, Room 655
Indianapolis, Indiana 46204

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities of the Housing Authority of the City of Gary, Indiana (the Authority), as of and for the year ended March 31, 2020, and the related notes to the financial statements, which collectively comprise the Authority'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

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our 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 we 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 of assessments, the auditor considers internal control relevant to the entity'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 entity's internal control. Accordingly, we 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 evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinion

In our opinion, based on our audit, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Housing Authority of the City of Gary, Indiana, as of March 31, 2020, and the changes in financial position thereof for the year ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4-10 to 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. We have applied certain limited procedures to 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 our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. However, we did not audit the information and express no opinion on it.

Other Information

Our audit was conducted for the purpose for forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanied financial data schedules and the schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and the other information are presented for purpose of additional analysis and are not a required part of the basic financial statements.

The accompanying supplementary information such as financial data schedules and schedule of expenditures of federal awards is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic 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. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2021, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Summarized Comparative Information

We previously audited the Authority's 2019 financial statements, and we were able to obtain sufficient appropriate audit evidence to provide a basis for our unmodified audit opinion dated December 9, 2019. In our opinion, the summarized comparative information presented herein as of and for the year ended March 31, 2019, is consistent, in all material respects, with the financial statements from which it has been derived.

A handwritten signature in dark ink, appearing to read "Velma Butler / Company Ltd.", is written over the printed name and company of the auditor.

Velma Butler & Company, Ltd.
Chicago, Illinois

June 30, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

**HOUSING AUTHORITY of the CITY
of GARY, INDIANA
578 Broadway
Gary, Indiana 46402**

To the Board of Commissioners of the
The Housing Authority of the City of Gary, Indiana
Gary, Indiana

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of the Housing Authority of the City of the Gary, Indiana's (the Authority) annual financial report presents management's discussion and analysis of the Authority's financial performance during the fiscal year that ended on March 31, 2020.

We are pleased to submit the financial statements of the Housing Authority of the City of Gary, Indiana for the year ended March 31, 2020. The accuracy of the data presented in the financial statements, as well as its completeness and fairness of presentation, is the responsibility of management. All necessary disclosures to enable the reader to gain an understanding of the Authority's financial affairs have been included in the footnotes accompanying the general purpose financial statements. The purpose of the financial statements is to provide complete and accurate financial information, which complies with reporting requirements of the U.S. Department of Housing and Urban Development (HUD) and the Governmental Accounting Standards Board.

FINANCIAL HIGHLIGHTS

- Net Position at March 31, 2020, was \$91.3 million, an increase of \$2.2 million from the March 31, 2019 total of \$89.1 million.
- Assets increased by \$3.3 million, from \$97.6 million at March 31, 2019 to approximately \$100.9 million at March 31, 2020.
- Capital assets were \$79.2 million at March 31, 2020, an increase of \$3.8 million from the March 31, 2019, balance of \$75.4 million, primarily because of improvements made through capital grant funds.
- Liabilities increased by \$1.1, from \$8.5 million at March 31, 2019 to \$9.6 million at March 31, 2020.
- Revenue increased by \$415 thousand from \$29.2 million at March 31, 2019 to \$29.6 million at March 31, 2020. The change was primarily due to an increase in HUD Grants.
- Operating expenses, excluding depreciation, increased by \$89 thousand from \$25.1 million at March 31, 2019 to \$25.1 million at March 31, 2020.

The management's discussion and analysis section includes information on the past, present and future events that have been enacted, adopted, agreed upon, and/or contracted by of the Authority. It focuses on analysis of the financial statements and the improvements in the Authority's management.

The Authority's financial statements are prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") as applied to government units.

USING THIS REPORT

The financial statements are designed to provide readers with a broad overview of the Authority's finances in a manner similar to a private sector business.

The *Statement of Net Position* presents information on all of the Authority's assets and liabilities, with the difference between the two reported as net position. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating, or otherwise changing in a dramatic manner.

The *Statement of Revenues, Expenses, and Changes in Net Position* presents information detailing how the Authority's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event that gave rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., depreciation and earned but unused vacation leave).

The *Statement of Cash Flows* provides information about the Authority's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing, and capital and related financing activities.

These financial statements report on the functions of the Authority that are principally supported by intergovernmental revenues. The Authority's function is to provide decent, safe, and sanitary housing to the moderate, low-income and special needs populations, which is primarily funded with grant revenue received from the U.S. Department of Housing and Urban Development (HUD).

OVERVIEW OF THE FINANCIAL STATEMENTS

The Authority's basic financial statements are presented as a single enterprise fund whose operations include the low income housing program, the housing choice voucher program, special grants, and component units as follows.

Fund Financial Statements are groupings of accounts used to maintain control over resources segregated for specific activities or objectives. The Authority, like other state, local, or quasi-governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Authority's fund only consisted of a *Proprietary Fund*.

The Authority's *Proprietary Fund* is comprised of an enterprise funds with "business-type" activities intended to recover all or a portion of their costs through fees and charges for services. Since the Authority maintains its activities in enterprise funds, its Proprietary Fund financial statements provide information about the activities of the Authority as a whole. Funds included in the enterprise fund are listed below.

Low-Income Public Housing-Under the Low Income Public Housing Program, the Authority rents units it owns to moderate and low-income families. The Low Income Public Housing Program is operated under an Annual Contribution Contract (ACC) with HUD, and HUD provides an operating subsidy to enable the Authority to provide housing at a rent that is based upon 30% of adjusted gross household income.

Capital Fund Program (CFP) - The Low Income Public Housing Program also includes the CFP, which is the primary funding source for physical management improvements to the Authority's properties. CFP funding is based on a formula allocation that takes into consideration the size and age of the authorities housing stock.

Section 8 Housing Assistance-Vouchers and Moderate Rehabilitation -The Housing Choice Voucher and Moderate Rehabilitation Programs are the federal government's programs for assisting moderate and low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. The programs are administered locally by public housing authorities (PHAs). The PHAs receive funds from HUD to administer the programs. A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Resident Opportunities and Self Sufficiency - (ROSS) Program - The purpose of this program is to provide funding to hire and maintain service coordinators to assess the needs of residents and to coordinate available resources.

Components Units - The Component units are not-for-profit organizations formed by the Authority for the purpose of assisting in the development of projects which provide housing to a mixture of moderate, low-income and market rate families. The moderate and low-income family's rents are subsidized by HUD.

Additionally, the Authority is required to undergo an annual single audit in conformity with the provisions of the Single Audit Amendments and the United States Office of Management and Budget's (OMB) Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Information related to this single audit, including a schedule of expenditures of federal awards, the independent auditor's reports on internal controls and compliance with applicable laws and regulations, and a schedule of findings and questioned costs.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of other supplementary information that further explains and supports the information in the financial statements.

FINANCIAL ANALYSIS OF THE AUTHORITY

Net Position

Net position represents the difference between total assets and total liabilities. As shown in Table 1, the Authority's net position at March 31, 2020 increased by 2.4 percent to \$91.3 million from \$89.1 million.

Table 1
Gary Housing Authority Net Position
(in thousand dollars)

	2020	2019	Change	Percentage Change
Cash and Investments	\$ 7,356	\$ 7,857	\$ (501)	-6.4%
Other Current Assets	595	1,120	(525)	-46.9%
Total Current Assets	7,951	8,977	(1,026)	-11.4%
Non-Current Assets				
Capital Assets	79,203	75,434	3,769	5.0%
Notes Rec. and Accrued Int.	13,736	13,220	516	3.9%
Total Assets	\$ 100,890	\$ 97,631	\$ 3,259	3.3%
Current Liabilities	\$ 1,361	\$ 2,066	\$ (705)	-34.1%
Unearned Revenue	4,899	4,482	417	9.3%
Notes and Bonds Payable	2,144	820	1,324	161.5%
Other Non Current Liabilities	1,234	1,188	46	3.9%
Total Liabilities	9,638	8,556	1,082	12.6%
Unrestricted	11,701	12,463	(762)	-6.1%
Restricted Net Assets	348	1,178	(830)	-70.5%
Net Investment in Capital Assets	79,203	75,434	3,769	5.0%
Total Net Position	91,252	89,075	2,177	2.4%
Total Liab. and Net Position	\$ 100,890	\$ 97,631	\$ 3,259	3.3%

CAPITAL ASSETS

Capital assets increased by \$4 million from \$75.4 million to \$79.4 million, as shown in the table below:

	March 31, 2019	Additions / Deletions	March 31, 2020
Land and Structures	\$ 66,759,245	\$	\$ 66,759,245
Leasehold Improvements	63,395,833	11,060,695	74,456,528
Equipment and Furniture	7,697,019	1,203,834	8,900,853
Construction in Progress	7,124,263	(7,116,763)	7,500
Less Accum. Depreciation	(69,542,587)	(1,378,381)	(70,920,968)
Total Capital Assets	\$ 75,433,773	\$ 3,769,385	\$ 79,203,158

Capital improvement closed during the year totaled \$7,116,763. Capital additions totaled \$5,300,726 and there were no dispositions. Depreciation expense for the year totaled \$1,378,381. Additional information is available on Note 9 in the financial statements.

Change in Net Position

As shown in Table 2, below, the Authority's total operating revenues, which included all HUD Grants, tenant rents, interest and other income increased by 1.4 percent to \$29.7 million at March 31, 2020, while operating expenses remained at \$26.7 million at March 31, 2020.

Table 2
Changes in Gary Housing Authority's Net Position
(in thousand dollars)

	2020	2019	Change	Percentage Change
Tenant Revenue	\$ 2,554	\$ 2,643	\$ (89)	-3.4 %
HUD Revenue	26,756	26,426	330	1.2 %
Other Income	340	166	174	104.8 %
Total Revenue	<u>29,650</u>	<u>29,235</u>	<u>415</u>	1.4 %
Operating Expenses	25,190	25,101	89	0.4 %
Depreciation	1,378	1,467	(89)	-6.1 %
Total Expenses	<u>26,568</u>	<u>26,568</u>	-	0.0 %
Change in Net Position	3,082	2,667	415	15.6 %
Beginning Net Position	89,075	86,408	2,667	3.1 %
Prior Period Adjustment	(905)	-	(905)	0.0 %
Ending Net Position	\$ <u>91,252</u>	\$ <u>89,075</u>	\$ <u>3,082</u>	2.4 %

Total expenses remained flat as shown below in Table 3:

Table 3
Gary Housing Authority's Expenses
(in thousand dollars)

	2020	2019	Change	Total Percent Change
Administrative Expenses	\$ 4,702	\$ 5,059	\$ (357)	-7.1%
Tenant Services	216	94	122	129.8%
Utilities Expenses	2,365	2,567	(202)	-7.9%
Ordinary Maintenance	4,072	3,570	502	14.1%
Protective Services	587	528	59	11.2%
General Expenses	1,005	825	180	21.8%
Housing Assistance Payments	12,155	12,345	(190)	-1.5%
Interest Expenses	88	113	(25)	-22.1%
Depreciation Expense	1,378	1,467	(89)	-6.1%
Total Expenses	\$ 26,568	\$ 26,568	\$ -	0.0%

Operating expenses decreased for HAP, utilities and administrative, but increased in ordinary maintenance.

NON-CURRENT ASSETS AND LIABILITIES

The Authority has several notes receivable outstanding as a result of funds loaned to its mixed income developers. These are long-term notes that will mature in 2051 and 2060. Interest payments are accumulated and are not required to be paid until the developments generate positive cash flow per HUD regulations. Notes receivable totaled \$8.8 million after eliminations. Accrued interest receivable and unearned revenue related to interest income totaled \$4.5 million.

The Authority maintains escrow deposits for repairs related to the notes totaling \$1.1 million.

Additional information can be found in the Notes to Financial Statements.

BONDS PAYABLE

The Authority has bonds outstanding totaling \$1.2 million which consists of \$820 thousand in principal and \$438 thousand in interest to bond holders. The bonds mature in 2021. Interest is paid semi-annually and principal is paid annually. The bonds are secured by \$1.6 million held in escrow by a bank. The bank makes all payments to bond holders.

BUDGETARY HIGHLIGHTS

The Finance Director prepares and submits proposed operating budgets for revenues and expenses for the all programs, functions, activities, or objectives for the following fiscal year to the governing board. The governing board approves and adopts the budget. Operating monies are determined by rents and operating subsidies provided by HUD, as established by Congress. The funding is dependent on the availability of federal funds.

Capital project budgets are approved and are adopted for five years by the Board of Commissioners and HUD based on Federal funding. They are then annualized to strengthen monitoring and completion benchmarks. Budgeted and actual costs are compared to the five year plan and are monitored by the Authority and HUD.

MAJOR INITIATIVES

The Gary Housing Authority continues to provide comprehensive service in the City of Gary to assure the existence of affordable housing for low to moderate income individuals, families, senior citizens, handicapped, and disabled individuals. Under the leadership of a dedicated Board of Commissioners and the hard work of true professionals in the field of affordable housing, the agency continues to make progress, considering the various challenges for the federally subsidized housing providers. Improvements planned for the upcoming year(s) include the rehabilitation of long-term vacant units; upgrade of occupied units; and the demolition of housing units deemed non-viable. The aforementioned are only some of the many initiatives planned, as we continue to seek avenues and resources to improve the lives our residents.

ECONOMIC FACTORS

The Authority is primarily dependent upon HUD for its funding of operations; therefore, operating revenues are more affected by the Federal budget than by local economic conditions.

CONTACTING THE HOUSING AUTHORITY

The financial report is designed to provide a general overview of the Authority's finances for all interested parties. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Mr. Bill Outlaw, Finance Director, Housing Authority of the City of Gary, Indiana, 578 Broadway, Gary, Indiana 46402, or call 219-881-6400.

Sincerely,

Taryl Bonds
Executive Director

BASIC FINANCIAL STATEMENTS

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
STATEMENT OF NET POSITION - ENTERPRISE FUND
MARCH 31, 2020 (WITH COMPARATIVE TOTALS FOR 2019)

EXHIBIT A

	2020	2019
	TOTAL	TOTAL
ASSETS		
<u>CURRENT ASSETS</u>		
Cash and Cash Equivalents	\$ 3,055,408	\$ 4,714,086
Cash and Cash Equivalents - Restricted	294,505	604,066
Investments and Escrows	4,006,640	2,539,422
Accounts Receivable, net	320,784	809,716
Prepaid Expenses	76,800	113,590
Material Inventories, net	196,518	196,517
Total Current Assets	<u>7,950,655</u>	<u>8,977,397</u>
<u>NON CURRENT ASSETS</u>		
Accrued Interest Receivable	4,898,942	4,383,166
Notes Receivable - Long Term	8,837,060	8,837,060
Capital Assets, net	79,203,158	75,433,773
Total Non-Current Assets	<u>92,939,160</u>	<u>88,653,999</u>
TOTAL ASSETS	<u>\$ 100,889,815</u>	<u>\$ 97,631,396</u>
LIABILITIES AND NET POSITION		
<u>CURRENT LIABILITIES</u>		
Accounts Payable	\$ 803,838	\$ 1,369,153
Accrued Liabilities	148,242	291,829
Accrued Compensated Absences - Current	13,627	40,769
Bonds Payable - Current	395,000	365,000
Total Current Liabilities	<u>1,360,707</u>	<u>2,066,751</u>
<u>NONCURRENT LIABILITIES</u>		
Escrow Deposits	1,070,258	1,119,736
Accrued Compensated Abs. - Non-Current	163,781	68,176
Unearned Revenue	4,898,942	4,481,707
Bonds Payable - Long-Term	2,144,210	820,000
Total Noncurrent Liabilities	<u>8,277,191</u>	<u>6,489,619</u>
Total Liabilities	<u>9,637,898</u>	<u>8,556,370</u>
<u>NET POSITION</u>		
Unrestricted Net Assets	11,700,575	12,463,618
Restricted Net Assets	348,184	1,177,635
Net Investment in Capital Assets	79,203,158	75,433,773
Total Net Assets	<u>91,251,917</u>	<u>89,075,026</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 100,889,815</u>	<u>\$ 97,631,396</u>

See Accompanying Notes to Financial Statements

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION
FOR THE YEAR ENDED MARCH 31, 2020 (WITH 2019 TOTALS)

EXHIBIT B

	2020 TOTAL	2019 TOTAL
OPERATING REVENUES		
Tenant Charges	\$ 2,553,961	\$ 2,642,880
HUD Operating Grants	22,131,630	21,965,834
Other Income	201,552	100,959
TOTAL REVENUES	24,887,143	24,709,673
OPERATING EXPENSES		
Administrative Expenses	4,701,962	5,059,531
Tenant Services	215,469	93,753
Utilities Expenses	2,364,965	2,566,757
Ordinary Maintenance	4,071,520	3,570,050
Protective Services	587,385	527,810
General Expenses	1,004,886	825,044
Housing Assistance Payments	12,155,292	12,345,364
Interest Expense	87,690	112,850
Depreciation Expense	1,378,381	1,466,550
TOTAL OPERATING EXPENSES	26,567,550	26,567,709
OPERATING INCOME (LOSS)	(1,680,407)	(1,858,036)
NON-OPERATING REVENUES AND (EXPENSES)		
Interest Income	138,691	65,143
Total Non-Operating Income/(Loss)	138,691	65,143
CAPITAL CONTRIBUTIONS AND (LOSSES)		
HUD Capital Grants	4,623,663	4,459,579
Total Capital Contributions and (Losses)	4,623,663	4,459,579
CHANGES IN NET POSITION	3,081,947	2,666,686
BEGINNING NET POSITION	89,075,026	86,408,340
PRIOR YEAR ADJUSTMENT	(905,056)	-
ENDING NET POSITION	\$ 91,251,917	\$ 89,075,026

See Accompanying Notes to Financial Statements

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
STATEMENT OF CASH FLOWS - ENTERPRISE FUNDS
FOR THE YEAR ENDED MARCH 31, 2020 (WITH 2019 TOTALS)**

EXHIBIT C

	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Tenants and Others	\$ 24,887,143	\$ 24,709,673
Payments to Employees	(3,349,321)	(3,394,387)
Payments to Vendors and Suppliers	(23,007,640)	(21,190,933)
Net Cash Provided by/ (Used for) Operating Activities	(1,469,818)	124,353
CASH FLOWS FROM INVESTING ACTIVITIES		
(Gain)/Loss on Investments	(1,467,218)	378,172
Interest on Investments	138,693	65,143
Net Cash Provided by/ (Used for) Investing Activities	(1,328,525)	443,315
CASH FLOWS FROM CAPITAL AND RELATED ACTIVITIES		
(Purchase)/Sale of Capital Assets	(5,117,769)	(4,335,718)
Capital Grants	4,623,663	4,459,579
Increase/ (Decrease) in Bonds Payable	1,324,210	(365,000)
Net Cash Provided by/ (Used for) Financing Activities	830,104	(241,139)
NET INCREASE IN CASH AND CASH EQUIVALENTS	(1,968,239)	326,529
CASH AND CASH EQUIVALENTS AT APRIL 1, 2019	5,318,152	4,991,623
CASH AND CASH EQUIVALENTS AT MARCH 31, 2020	\$ 3,349,913	\$ 5,318,152
Unrestricted Cash and Cash Equivalents at March 31, 2020	\$ 3,055,408	\$ 4,714,086
Restricted Cash and Cash Equivalents at March 31, 2020	294,505	604,066
CASH AND CASH EQUIVALENTS AT MARCH 31, 2020	\$ 3,349,913	\$ 5,318,152
Reconciliation of Operating Loss to Net Cash Used by Operating Activities		
Operating Income	\$ (1,680,407)	\$ (1,858,036)
Adjustments To Reconcile:		
Depreciation	1,378,381	1,466,550
Prior Period Adjustment	(905,056)	
Changes in Assets and Liabilities		
(Increase)/Decrease in Accounts Receivable	488,932	104,722
(Increase)/Decrease in Prepaid Expenses	36,790	(6,312)
(Increase)/Decrease in Material Inventories	-	-
(Increase)/Decrease in Accrued Interest Receivables	(515,776)	(264,361)
Increase/ (Decrease) in Accounts Payable	(565,315)	459,430
Increase/ (Decrease) in Accrued Liabilities	(75,124)	171,279
Increase/ (Decrease) in Escrow Deposits	(49,478)	(159,972)
Increase/ (Decrease) in Unearned Revenue	417,235	211,053
Net Cash Provided by/ (Used for) Operating Activities	\$ (1,469,818)	\$ 124,353
SUPPLEMENTAL DISCLOSURE OF NONCASH ACTIVITIES		
None		

See Accompanying Notes to Financial Statements

NOTES TO THE FINANCIAL STATEMENTS

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

Note 1 - Organization and Program Description

The Housing Authority of the City of Gary, Indiana (the Authority) is a municipal corporation created and organized under the Housing Authority Act of the State of Indiana to engage in the acquisition, development, leasing and administration of a low-income housing program and other federally assisted programs.

The governing body of the Authority is its Board of Commissioners (Board) composed of seven members appointed by the Mayor of the City of Gary (City). The Board appoints an Executive Director to administer the affairs of the Authority. The Authority is not considered a component unit of the City.

In August 2013, HUD took over the day to day operations of the Housing Authority. The Board of Commissioners was dissolved and a one member HUD employee was designated as the Board of Commissioner. Since then, a new Board of Commissioners was selected in anticipation of HUD transferring operations back to the City.

The United States Department of Housing and Urban Development (HUD) has direct responsibility for administering housing programs under the United States Housing Act of 1937, as amended. HUD is authorized to enter into contracts with local housing authorities and provide funds to assist the Public Housing Authorities (PHAs) in financing the acquisition, construction, and/or leasing of housing units; make housing assistance payments; and make annual contributions (subsidies) to PHAs for the purpose of maintaining the low income character of the local housing program.

The Gary Housing Authority is a separate governmental entity created for the purpose of constructing, maintaining, and operating public housing and providing rental assistance to low and moderate income persons. The majority of its funding is provided by the Department of Housing and Urban Development (HUD). All funds and programs are included in these statements.

As required by accounting principles generally accepted in the United States of America, the accompanying financial statements present the various program activities of the Authority. The Authority's assets, liabilities and results of operations are segregated into public housing and grant programs as follows:

Low Income Housing – The low income housing program provides subsidized housing to low income residents. The Authority is the owner of public housing units located throughout the City. The Authority receives revenue from dwelling rental income and operating subsidies provided by HUD. Capital Grants and Development (Hope VI) Funds are also provided by HUD and are used to improve the construction, physical condition, management and operation of existing public housing developments. The low income housing program is reported as an enterprise fund.

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

Capital Fund Grants – Substantially all additions to land, buildings, and equipment are funded through Capital Grant Fund Program or Hope VI - Development Program. These programs add to, replace or materially upgrade deteriorated portions of the Authority's housing units. Funding is provided through programs established by HUD.

Section 8 Programs – The Authority participates in the housing choice voucher, and moderate rehabilitation programs. These programs are designed to provide privately owned, decent, safe and sanitary housing to low income families. The Authority provides assistance to low income persons seeking decent, safe and sanitary housing by subsidizing rents between such persons and owners of existing private housing. Under the programs, the Authority enters into housing assistance payment contracts with eligible landlords. To fund the program, the Authority enters into annual contribution contracts with HUD for the receipt of rental subsidies. The Housing Choice Voucher and the moderate rehabilitation programs are also reported as enterprise funds.

Resident Opportunities and Self Sufficiency - (ROSS) Program – The purpose of this program is to provide funding to hire and maintain service coordinators to assess the needs of residents and to coordinate available resources.

A. Reporting Entity

The financial statements of the Authority have been prepared in accordance with accounting principles generally accepted in the United States of America, as applicable to governmental units.

These principles define the reporting entity of the primary government, as well as its component units. Component units are separate legal organizations for which the elected officials of the primary government are financially accountable. Financial accountability is defined as appointment of a voting majority of the component unit's board, and either (a) the ability to impose will by the primary government, or (b) the possibility that the component unit will provide a financial benefit or impose a financial burden on the primary government. Based upon the application of these criteria, the reporting entity includes the Gary Housing Authority LLC, Gary Housing Development Corporation, and Small Farms Development Corporation (Small Farms), as component units.

The basic criterion for including a legally separate organization as a component unit is the degree of financial accountability the Authority has over the organization.

In accordance with GASB 14 as amended by GASB 61, major component unit reporting requirements should be satisfied by including combining statements of major component units in the reporting entity's basic financial statements after the fund financial statements. The following component units are presented in the basic financial statements.

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

Component Units

The Authority included all component units as blended component units of the Authority. Blended component units are separate legal entities that meet the component unit criteria: The Authority and its components have (1) a financial burden and benefit relationship; (2) the Authority has operational responsibilities for activities of the component unit; (3) the component unit provides services entirely for the benefit of the Authority. Additionally, the governing body of the component unit is the same or substantially the same as the Authority's Board.

Gary Housing Authority, LLC (GHA LLC)

GHA LLC was established on September 4, 2003, as a for profit limited liability company. GHA LLC was formed to acquire and/or manage real property. The LLC was formed by the Authority, it's sole member, for the purpose of assisting in the development of a 131 unit multifamily housing project leased to Duneland Village Apartments, L.P., under Section 542(c) of the Housing and Community Development Act of 1992, defined under the provisions of section 221(d)(4) of The National Housing Act. Such projects are regulated as to rent and operating methods. Construction was substantially completed in March 2004. The management building was completed in August 2005. Apartments are rented to a mixture of moderate, low-income and market-rate tenants. Complete financial statements of the organization may be obtained from the Finance Director of the Gary Housing Authority, at their office at 578 Broadway, Gary Indiana, 46402.

Gary Housing Development Corporation (GHDC)

GHDC was established on July 9, 2003, as a nonprofit company to acquire and/or manage real property. GHDC was formed by the GHA, its sole participant, for the purpose of assisting in the development of a 123 unit multifamily housing project leased to Horace Mann Associates, L.P., under section 542(c) of the Housing and Development Act of 1992, defined under the provisions of section 221(d)(4) of the National Housing Act. Such projects are regulated as to rent and operating methods. Construction was substantially completed in March 2006. Apartments are rented to a mixture of moderate, low income and market rate tenants. *Complete financial statements of the organization may be obtained from the Finance Director of the Gary Housing Authority, at their office at 578 Broadway, Gary Indiana, 46402.

Small Farms Development Corporation (Small Farms)

Small Farms was formed in March 1979 to engage in the development of housing projects within the meaning of Section 3(6) of the United States Housing Act of 1937. Small Farms provided interim construction financing and permanent mortgage financing for the construction of 13 two-story buildings consisting of 200 units for low income families, and a community building on 20 acres of land in Gary, Indiana. Small Farms provided financing to fund the project by issuing Mortgage Revenue Bonds in April 1979. Apartments are rented to a mixture of moderate, low income and market rate tenants. Government backed securities were purchased as security for the loans. The bonds are managed by an independent administrator.

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

B. Measurement Focus, Basis of Accounting and Basis of Presentation

The accounts of the Authority are organized and operated on the basis of fund accounts. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounts segregate funds according to their intended purpose and are used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements.

Enterprise Funds are accounted for on the flow of economic resources measurement focus and use the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time they are incurred. All assets and liabilities associated with the operation of these funds are included on the balance sheet.

C. Fund Accounting

Account groups are a reporting device to account for certain assets and liabilities of the governmental funds not recorded directly in those funds. The Authority maintains the following fund types and account groups:

- Public Housing Units consist of HUD financed units, owned by the Authority. Funds include low-income housing programs, capital grant program and Hope VI - development program.
- Section 8 programs consist of HUD provided rental housing assistance programs, where the rents are paid directly to landlords. Funds include the housing choice voucher and moderate and substantial rehabilitation programs.
- ROSS program consist of funds to hire and maintain service coordinators to assess the needs of residents and to coordinate available resources.
- Component unit funds consist of the financing activities of the construction of mixed income housing units and the issuance of bonds to develop affordable housing.

Proprietary Funds – The Authority's operations are accounted for in a single *Enterprise Fund*. Enterprise Funds account for those operations that are financed and operated in a manner similar to private business or where the Authority has decided that the determination of revenues earned, costs incurred and/or net income are necessary for management accountability.

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

Management's Use of Estimates - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents - Cash and cash equivalents are defined as short-term, highly liquid investments that are both: readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. This includes all demand deposits, saving accounts and certificates of deposits or short-term investments with a maturity date of three months or less.

Restricted Cash - Restricted assets include cash legally restricted as to their use. The primary restricted assets are related to the low rent housing program and housing choice voucher program for various funds restricted for tenants or future housing assistance payments.

Net Position - The Authority has adopted GASB Statement No. 33. In accordance with GASB Statement No. 33, capital contributions are recognized as revenue when expenditures are made and amounts become subject to claim for reimbursement. Depreciation recorded on property, plant and equipment acquired with funds recorded as contribution in years prior to 2000 is calculated on a straight-line basis over the estimated useful life of the related assets, charged to operations, and reclassified to the related contributed capital account. The net book values of assets disposed of are written off against contributed capital if no proceeds from the disposal are received. Depreciation recorded on the property, plant and equipment is charged to operations. Restricted resources are used first when applicable definitions are met.

Net Position includes the following:

- Net investment in capital assets - the component of net position that reports the difference between capital assets less both the accumulated depreciation and the outstanding balance of debt, excluding unspent proceeds that are directly attributable to the acquisition, construction or improvement of these capital assets.
- Restricted for federal programs - the component of net position that reports the amount of revenue from a federal or state award for service programs in excess of expenditures. These funds are restricted for the use of the related federal or state program.
- Unrestricted - the difference between the assets and liabilities that is not reported in the net position invested in capital, net of related debt or net position restricted for federal and state programs.

Inter-program Due to/from - During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on the balance sheet.

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

Federal Awards – Federal grants for reimbursable programs are recognized as revenue in the year the related program expenditure occurs. Awards received prior to meeting revenue recognition criterion are recorded as unearned revenue. Operating grants are recorded as revenue in the year earned.

Investments – The Authority has estimated the fair values of its financial investments using available market information and other valuation methodologies in accordance with GASB Statement No. 31. Federal statutes authorize investment of excess federal funds in instruments guaranteed by the federal government. The Authority has adopted this policy for all invested funds, whether or not they are federal funds. The Authority is also in compliance with all state and local laws and regulations regarding investments.

Inventories – Inventories are stated at the lower of cost or market.

Prepaid Expenditures – Payments made to vendors for services that will benefit periods beyond March 31, 2020, are recorded as prepaid items.

Compensated Absences – The Authority allows full-time regular employees to accumulate unused vacation.

- Vacation is accrued based on length of employment, ranging from 13 days per year after 12 months of continuous service to 25 days after 20 years of continuous service. Unused vacation is paid upon termination.

Capital Assets – The Authority capitalizes capital assets with a cost of more than \$5,000 and a useful life of one year or more. Proprietary fund types focus on capital maintenance. Accordingly, land, structures and equipment are recorded in the enterprise fund, which acquires such assets.

Capital assets are stated at cost or at estimated historical cost. The cost of maintenance and repairs is charged to operations as incurred and improvements are capitalized. Capital assets are depreciated over their useful lives using the straight-line method of depreciation as follows:

Building	40 years
Building Modernization	10-27.5 years
Infrastructure	40 years
Office Furniture and Equipment	5-7 years
Automobiles	5 years
Computers	3 years

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

Operating Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority are charges to customers for rents and operating subsidies. Subsidies received from HUD or other grantor agencies, for operating purposes, are recorded as operating revenue in the operating statement while portions of capital grant funds not approved for operations are recorded in the non-operating revenue. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Risk Management

The Authority may be exposed to various risks of loss related to tort; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During fiscal year 2020, the Authority has insurance coverage, which management believes is sufficient to preclude any significant losses to the Authority. Thus there is not an established Risk Management Fund greater than its insured risks of loss. Any additional coverage will be paid from general fund resources. Current insurance coverage includes: worker's compensation, general liability, property damage, flood and auto.

Financial Information for 2019

The financial statements include certain prior-year summarized comparative information in total but not by net position class. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Authority's financial statements for the year ended March 31, 2019, from which the summarized information was derived.

Note 2 - Budget Information

Enterprise Funds - The Authority is required by contractual agreements to adopt annual operating budgets for all its enterprise funds receiving federal expenditure awards. The Finance Director prepares all budgets on a HUD basis, which is materially consistent with accounting principles generally accepted in the United States of America.

All annual appropriations lapse at fiscal year-end. Operating budgets for the year are prepared for capital projects activity, which are included in the low income housing enterprise fund. Budgets are submitted by the Authority's Executive Director and approved by resolutions of the Board of Commissioners and/or HUD.

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

Appropriations for capital projects are authorized for five years at the fund and expenditure level, and effective budgetary control is achieved through periodic budgeting and reporting requirements.

Note 3 - Cash and Cash Equivalents

Cash and cash equivalents totaled \$3,349,913, at March 31, 2020, and are maintained in commercial checking accounts and are readily available. HUD regulations require authorities to maintain funds in accounts that are fully collateralized by United States government securities.

Cash amounts in excess of the \$250,000, FDIC limit, insured by the government were collateralized by government securities and held in the pledging financial institutions' trust departments in the Authority's name. Indiana Public Deposit Insurance Fund also provides additional coverage in excess of the FDIC limit to the Authority's depository financial institution. The Authority is also in compliance with all state and local laws and regulations regarding cash equivalents. Of the total cash on hand at March 31, 2020, \$3,055,436 was unrestricted and \$294,477 was restricted, as shown below:

Total Unrestricted Cash	\$	3,055,436
Tenant Security Deposits		86,287
Housing Assistance Payment		208,190
FSS and Homeowner Escrow		-
Mod Rehab		-
Total Restricted Cash		<u>294,477</u>
Total Cash	\$	<u><u>3,349,913</u></u>

Note 4 - Investments and Escrows

At March 31, 2020, investments totaled \$4,006,640 which consisted of money market accounts and government securities. The fair values and unrealized gain/loss at March 31, 2020, are summarized as follows:

Description	Category 1		Unrealized Gain/(Loss)
	Book Value	Market Value	
Money Market	\$ 88,130	\$ 88,130	\$ -
Government Securities	3,918,510	3,918,510	-
Total Investments	<u>\$ 4,006,640</u>	<u>\$ 4,006,640</u>	<u>\$ -</u>

Category 1 - Certificates of deposit investments are insured by the Federal Depositor Insurance Corporation and are further fully collateralized by government security and held in the pledging financial institution's trust department in the Authority's name.

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

Money market and government security accounts are amounts held in escrows invested by the trustee in federal securities and U.S. Treasury Obligations money market funds. The Authority is currently not exposed to custodial credit risk or concentration risk, as defined in GASB 40.

Restricted investments totaled \$3,623,562, as follows:

Description	Money Market	Government Securities	Total
Small Farms - Bonds	\$	\$ 1,921,399	\$ 1,921,399
GHA LLC - Reserve		1,702,163	1,702,163
Unrestricted Investments	383,078		383,078
Total	\$ 383,078	\$ 3,623,562	\$ 4,006,640

Investments were restricted for the following uses:

The Small Farms Development Corporation (Small Farms) - (a nonprofit corporation created as an agency and instrumentality of the Authority) investments are restricted for future bond payments. Small Farms issued mortgage revenue bonds (FHA Insured Mortgage - Section 8 Assisted Projects) totaling \$5,465,000 on April 1, 1979.

On October 15, 1991, Small Farms entered into an agreement with a bank to act as escrow deposit trustee. Investments totaling \$4,182,627 were deposited with the trustee. Escrows were required to be invested in Federal securities. Bond holder payments are to be made June 1 and December 1 until maturity of December 1, 2021. Bonds outstanding at March 31, 2020 were \$1,525,000. **(See Note 15)**

Escrow reserve accounts were established in association with the Duneland loan, for future repairs. Total funds available at March 31, 2020, totaled \$1,702,163.

Note 5 - Accounts Receivable

At March 31, 2020, accounts receivable totaled \$320,784 and consisted of the following:

Description	Amount
Tenant Accts. Receivable	\$ 82,219
Allowance for Doubtful Accounts	(25,695)
Accounts Receivable - HUD	46,930
Accounts Receivable - Other	217,330
Total Accounts Receivable	\$ 320,784

The Authority reviews the accounts receivable periodically. During the year \$64,032 was charged to bad debts.

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

Note 6 - Prepaid Expenses

Prepaid expenses totaled \$76,800, at March 31, 2020, and consisted of prepaid insurance and vendor services.

Note 7 - Material Inventories - Net

Material inventories totaled \$196,518, at March 31, 2020. Material inventories are stated at the lower of cost or market. Material inventories were not reviewed for obsolescence or adjusted during the 2020 fiscal year.

Note 8 - Notes and Accrued Interest Receivable

Notes receivable at March 31, 2020, totaled \$13,736,002 and represented amounts due from various component units. Total notes receivable along with accrued interest are shown below:

Description	Notes	Interest	Total
Duneland Village Associates, L.P.	\$ 3,116,000	\$ 4,119,000	\$ 7,235,000
Horace Mann Associates, L.P.	5,221,060	256,400	5,477,460
Gary Housing Development Corp.	500,000	523,542	1,023,542
Total Notes and Interest Receivable	\$ 8,837,060	\$ 4,898,942	\$ 13,736,002

The Authority established the various entities to fulfill its goal of affordable housing. The component units loaned funds to developers to build these units. Notes receivable primarily consist of amounts due from developers of mixed income properties. The repayment of these notes is based on net cash flow. As of March 31, 2020, no payments had been made.

The Housing Authority of the City of Gary, Indiana (GHA) Duneland Village Associates, L.P.

The Authority provided a 57 year construction loan of \$3,116,000, to Duneland Village Associate LLC. The loan is secured by a second priority leasehold mortgage and security agreement. The note bears interest at a rate of 5.08% compounded annually until all amounts are paid in full.

These funds originated from the HOPE VI grant. During the life of the note, principal and interest are payable only from Net Available Cash Flow, Net Proceeds, or Condemnation Proceeds, as defined in the loan agreement. Net Available Cash Flow is defined as Surplus Cash, defined by the Project Regulatory Agreement, generated after the Project initially achieves 90% occupancy, less any other reasonable and necessary Project expenses for the borrower. Net Proceeds are defined as all proceeds received from the sale or refinancing of the Project, less (i) repayment of the first Mortgage Loan, (ii) costs of sale or refinancing, and (iii) any re-syndication or refinancing proceeds reinvested in the Project are unavailable for distributions. Duneland pays 55% of the first \$140,000 of Net Available Cash Flow, adjusted for inflation each year, and 75% of the Net Available Cash Flow of the Project in excess of \$140,000. The loan

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

matures on September 1, 2060. The amount outstanding at March 31, 2020 is \$3,116,000 plus accrued interest of \$4,119,000.

The Housing Authority of the City of Gary, Indiana (the Authority) - Horace Mann Associates, L.P.

The Authority provided a 45.5 year construction loan of \$5,221,060, to Horace Mann Associates, L. P. The loan matures on December 31, 2051. Maximum interest was \$246,400.

The loan is secured by a third priority leasehold mortgage and security agreement. Principal and interest are payable only from Net Available Cash Flow, Net Proceeds, or Condemnation Proceeds, as defined in the loan agreement. Net Available Cash Flow is defined as Surplus Cash, defined by the Project Regulatory Agreement, generated after the Project initially achieves 90% occupancy, less any other reasonable and necessary Project expenses for the Borrower. Net Proceeds are defined as all proceeds received from the sale or refinancing of the Project, less (i) repayment of the First Mortgage Loan and the Second Mortgage Loan, (ii) costs of sale or refinancing, (iii) any re-syndication of refinancing proceeds reinvested in the Project are unavailable for distribution, and (iv) repayment of any Project related advances.

Thirty-six percent of Net Available Cash Flow is paid annually as long as the Second Mortgage is outstanding. The Partnership will pay the Authority 57% of Net Available Cash Flow of the Project. The loan matures on December 31, 2051. Principal outstanding at March 31, 2020 was \$5,221,060. Accrued interest was \$256,400.

Gary Housing Development Corporation (GHDC) - Horace Mann Associates, L.P.

GHDC (a wholly owned not for profit organization) provided a 39.5 year construction loan of \$500,000 to Horace Mann Associates, L. P. The loan matures on December 31, 2046. The interest rate of the loan is 4.57% annually.

Principal and interest are payable only from Net Available Cash Flow, Net Proceeds, or Condemnation Proceeds. Until maturity, 21% of Net Available Cash Flow is paid annually. Net Available Cash Flow is defined as Surplus Cash, defined by the Project Regulatory Agreement, generated after the Project initially achieves 90% occupancy, less any other reasonable and necessary Project expense for the Borrower. Net Proceeds are defined as all proceeds received from the sale or refinancing of the project, less (i) repayment of the First Mortgage Loan, (ii) costs of sale or refinancing, (iii) any re-syndication of refinancing proceeds reinvested in the Project are unavailable for distribution, and (iv) repayment of any Project related advances. The amount outstanding at March 31, 2020 is \$500,000. Accrued interest totaled \$523,543.

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

HUD IG Audit

Based on an audit performed by the office of the HUD Inspector General, the Authority has entered into an agreement to repay disallowed costs back to the Section 8 Program. According to the agreement, the Low Income program must make annual reimbursement payments through December 31, 2053. At March 31, 2020 the Section 8 receivable was \$1,027,716.

This loan is eliminated on balance sheet because they are inter-funds. Monies are owed from the low income program to the section 8 program, and thus low income fund has a payable of \$1,027,716 and the section 8 fund has an equal receivable, at March 31, 2020. **(See Note 14)**

Note 9 - Land, Structures and Equipment

The changes in land, structures and equipment for the year ended March 31, 2020, were as follows:

	March 31, 2019	Additions / Deletions	March 31, 2020
Land and Structures	\$ 66,759,245	\$	\$ 66,759,245
Leasehold Improvements	63,395,833	11,060,695	74,456,528
Equipment and Furniture	7,697,019	1,203,834	8,900,853
Construction in Progress	7,124,263	(7,116,763)	7,500
Less Accum. Depreciation	(69,542,587)	(1,378,381)	(70,920,968)
Total Capital Assets	\$ 75,433,773	\$ 3,769,385	\$ 79,203,158

Capital improvement closed during the year totaled \$7,116,763. Capital additions totaled \$5,300,726 and there were no dispositions. Depreciation expense for the year totaled \$1,378,381.

Note 10 - Accounts Payable

Accounts payable totaled \$803,838, at March 31, 2020, which consisted of the following:

Description	Amount
Accounts Payable - Vendors	\$ 497,980
Tenant Security Deposits	86,287
Prepaid Rents	63,047
Accounts Payable - Other	156,524
Total Accounts Payable	\$ 803,838

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

Note 11 - Accrued Liabilities

Accrued liabilities totaled \$325,650, at March 31, 2020, and represented amounts due for accrued salary and vacation leave as follows:

Description	Amount
Accrued Liabilities	\$ 148,242
Compensated Absences	177,408
Total Accrued Payables	\$ 325,650

Accrued compensated absences were \$177,408 as indicated below:

Accrued Comp. Abs - Current	\$ 13,627
Accrued Comp. Abs - Non-Current	163,781
Total Accrued Compensated Abs.	\$ 177,408

It is the Authority's policy to compensate employees for accumulated vacation leave upon termination. The Authority recognizes leave taken as a current year's salary expense during the year in which the leave is taken. Vacation is accrued for and recognized in the financial statements as an accrued liability.

Note 12-Escrow Deposits

The Gary Housing Authority, LLC. (GHA LLC) a limited liability company, created as an instrumentality of the Authority, entered into an agreement in September 2003, with the developers of Duneland Village, to fund the operating reserve escrow of \$258,000 and the operating reserve of \$250,000, required by the Indiana Housing Finance Authority, as a condition of tax credits. At March 31, 2020, escrow deposits amounts for these reserves totaled \$1,070,258.

Homeowners	\$ 5,024
FSS	67,557
GHA LLC	997,677
Total Escrow Deposits	\$ 1,070,258

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

Note 13 - Unearned Revenue

At March 31, 2019, unearned revenue totaled \$3,761,127, and consisted of accrued interest, tenant prepaid rents, and other unearned revenue, as shown below: **(See Note 8)**

Duneland Note - Due Authority	\$	4,119,000
Horance Mann Note - Due Authority		256,400
Horance Mann Note - Due GHDC		523,542
Total Unearned Revenue	\$	<u>4,898,942</u>

Due to the uncertainty created by the length of time preceding the payment of interest and the provisions of certain notes that interest payments are contingent upon the existence of surplus cash, the collectability of interest earned has been deferred and is uncertain.

Note 14 - Notes Payable - IG

The Authority has entered into an agreement with the Office of the HUD Inspector General to repay costs disallowed because of an audit. At March 31, 2020 the low income fund owed the Section 8 fund and HUD \$1,719,210 as follows: **See Note 8**

Due to HUD	\$	691,589
Due to HCVP Program		1,027,621
Total	\$	<u>1,719,210</u>

The receivable and the related payable have been eliminated.

Note 15 - Bonds Payable

The Small Farms, an agency of the Authority, has bonds outstanding totaling \$820,000.

Interest earned and payable is 7.4 percent. The bonds mature in 2021. As discussed in note 4, the Authority has accumulated escrow deposits of \$1,349,129 toward the payment of principal and interest. Current and non-current payments are as shown below: **(See Note 4)**

Description	Amount
Current Portion	\$ 395,000
Long-Term Portion	425,000
Total Bonds Payables	\$ <u>820,000</u>

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

Future payment amounts are as follows:

Fiscal Year End	Principal Payment	Interest Payment	Total
3/31/2021	\$ 395,000	\$ 60,680	\$ 455,680
3/31/2022	425,000	31,450	456,450
Total Bond Payable	\$ 820,000	\$ 92,130	\$ 912,130

Note 16 - Employee Benefit Plans

The Authority established a defined contribution plan ("Plan") administered by a third-party "Billings and Company, Inc." under the City of Gary's eligibility rules and regulations for the employee benefit plans. The Plan is governed by the Code and the Treasury regulations issued there under (as they might be amended from time to time). To the extent not preempted by the Federal law, the provisions of this Plan is construed, enforced and administered according to the laws of the State of Indiana.

The Plan covers all regular employees who work for at least 180 days. The required contribution is 13.75% of the employee's monthly salary. Participants' benefits are fully vested after five years of participation and are determined solely by the provisions of the Government Agency Retirement Plan and Trust. Besides retirement benefits, the Plan offers life insurance where participants receive 100% of one year's salary up until the age of 65 when the benefit is reduced by 35%.

The normal retirement date is the participants' 65th birthday. Participants may elect to retire anytime after their 55th birthday, at which time they are 100% vested regardless of years of service. The amount a participant receives at early, normal, or postponed retirement is based on the amount accumulated in their account. Although no employee contributions are required, employees may make voluntary contributions not to exceed 10% of their annual salary. The Authority's total payroll expense was \$3,394,387. The Authority made all required contributions to the Plan.

Plan assets totaled \$1,107,115, at March 31, 2020, as follows:

Description	Amount
Beginning Balance @ 04/01/2019	\$ 1,060,893
Contributions	333,847
Withdrawals	(265,996)
Earnings	(21,629)
Ending Balance @ 03/31/2020	\$ 1,107,115

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

Note 18 - Commitments and Contingencies

The Authority receives financial assistance from federal government agencies in the form of grants and operating subsidies. Disbursements of funds received under these programs require compliance with terms and conditions specified in the agreements and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the Authority. In the opinion of management, any such disallowed claims would not have a material effect on the overall financial position of the Authority.

The Authority has certain contingent liabilities resulting from litigations, claims, and commitments incident to the ordinary course of business. Management expects the final resolution of such contingencies will not have a material adverse effect on the financial position of the Authority. Below is the current status of those potential material cases:

Case #1

A Plaintiff's filed an E.E.O.C. case on March 30, March 30, 2017. On July 26, 2018, the case was dismissed. The Plaintiff is a former employee of GHA who claims he was terminated wrongfully in retaliation for his exercising statutory rights under the Family Medical Leave Act (FMLA) and Indiana workers' compensation statutes.

GHA plans to file a Motion for Summary Judgment, following the close of discovery. They expect a reasonable likelihood of success on this Motion; if the Motion is successful, there will be no liability on GHA's part other than the cost of litigation. If, however, the Motion is unsuccessful, they would aggressively pursue defense of the case unless a reasonable settlement agreement could be reached which is acceptable to GHA. Should this matter proceed to trial, GHA's potential liability could reasonably approach \$300,000 to \$350,000.

Case #2

In a complaint file on July 11, 2016, Plaintiff claims that she was injured when she slipped and fell on ice which had accumulated outside the door of her residence. On March 3, 2015, Plaintiff claims that GHA was negligent in its failure to properly salt the area. Discovery has been completed.

GHA has filed a Motion to Dismiss in this matter as a result of Plaintiff's failure to properly name GHA in the lawsuit. That matter has been set for hearing in January of 2020. If the matter is not dismissed at that time, GHA intends to file a Motion for Summary Judgment. They expect a reasonable likelihood of success on this Motion; if the Motion is successful, there will be no liability on GHA's part other than the cost of litigation. If, however, the Motion is unsuccessful, they would aggressively pursue defense of the case unless a reasonable settlement agreement could be reached which is acceptable to GHA. Should this matter proceed to trial, GHA's potential liability could reasonably exceed \$100,000.

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2020

Note 19 - Administrative Fees

The Authority receives an "Administrative Fee" as part of each of the annual contributions contract from HUD to cover the costs (including overhead) of administering the Housing Choice Voucher Housing Assistance programs.

Note 20 - Allocation of Cost

The Authority uses the direct cost method to recognize the expenses of each project and program. The central office charges the projects and programs a management fee. This fee is recognized as income for the central office and as an expense for the projects and programs. These fees between the projects and central office are eliminated during the reporting process. Fees from the programs are not eliminated and are recognized as revenue to central office and an expense to the program. Management considers this to be an equitable method of allocation.

Note 21 - Subsequent Events

Management has performed an analysis of activities and transactions subsequent to March 31, 2020, to determine the need for any adjustments to and/or disclosure within the audited financial statements for the year ended March 31, 2020. Management has performed their analysis through June 30, 2021, the date the financial statements were issued.

SUPPLEMENTAL INFORMATION

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
STATEMENT OF PROGRAM NET POSITION
MARCH 31, 2020 (WITH COMPARATIVE TOTALS FROM 2019)

	Low-Rent Public Housing	Housing Choice Voucher	Other Programs	Blended Component Units	Eliminations	2020 TOTAL	2019 TOTAL
ASSETS							
<u>CURRENT ASSETS</u>							
Cash and Cash Equivalents	\$ 2,652,306	\$ 403,102	\$	\$	\$	\$ 3,055,408	\$ 4,714,086
Cash and Cash Equivalents - Restricted	86,287	208,218				294,505	604,066
Investments and Escrows	1,899,999	890		2,105,751		4,006,640	2,539,422
Accounts Receivable, net	306,859	13,925				320,784	809,716
Notes Receivable - Current						-	-
Prepaid Expenses	76,800	-				76,800	113,590
Material Inventories, net	196,518					196,518	196,517
Total Current Assets	5,218,769	626,135	-	2,105,751	-	7,950,655	8,977,397
<u>NON CURRENT ASSETS</u>							
Accrued Interest Receivable	4,375,400			523,542		4,898,942	4,383,166
Notes Receivable - Long Term	8,337,060	1,027,621		500,000	(1,027,621)	8,837,060	8,837,060
Capital Assets, net	76,172,953			3,030,205		79,203,158	75,433,773
Total Non-Current Assets	88,885,413	1,027,621	-	4,053,747	(1,027,621)	92,939,160	88,653,999
TOTAL ASSETS	\$ 94,104,182	\$ 1,653,756	\$ -	\$ 6,159,498	\$ (1,027,621)	\$ 100,889,815	\$ 97,631,396
LIABILITIES AND NET POSITION							
<u>CURRENT LIABILITIES</u>							
Accounts Payable	\$ 771,410	\$ 32,428	\$	\$	\$	\$ 803,838	\$ 1,369,153
Accrued Liabilities	148,242					148,242	291,829
Accrued Comp. Abs. - Current	13,627					13,627	40,769
Bonds Payable - Current	-			395,000	-	395,000	365,000
Total Current Liabilities	933,279	32,428	-	395,000	-	1,360,707	2,066,751
<u>NONCURRENT LIABILITIES</u>							
Escrow Deposits	5,024	67,557		997,677		1,070,258	1,119,736
Accrued Comp. Abs. - Non-Current	163,781					163,781	68,176
Unearned Revenue	4,375,400			523,542		4,898,942	4,481,707
Bonds Payable - Long-Term	1,719,210	1,027,621		425,000	(1,027,621)	2,144,210	820,000
Total Noncurrent Liabilities	6,263,415	1,095,178	-	1,946,219	(1,027,621)	8,277,191	6,489,619
Total Liabilities	7,196,694	1,127,606	-	2,341,219	(1,027,621)	9,637,898	8,556,370
<u>NET POSITION</u>							
Unrestricted Net Assets	10,734,535	177,966	-	788,074	-	11,700,575	12,463,618
Restricted Net Assets		348,184		-		348,184	1,177,635
Net Investment in Capital Assets	76,172,953	-	-	3,030,205	-	79,203,158	75,433,773
Total Net Assets	86,907,488	526,150	-	3,818,279	-	91,251,917	89,075,026
TOTAL LIABILITIES AND NET POSITION	\$ 94,104,182	\$ 1,653,756	\$ -	\$ 6,159,498	\$ (1,027,621)	\$ 100,889,815	\$ 97,631,396

See Accompanying Notes to the Financial Statements

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION
FOR THE YEAR ENDED MARCH 31, 2020 (WITH COMPARATIVE TOTALS FROM 2019)

	Low-Rent Public Housing	Housing Choice Voucher	Other Programs	Blended Component Unit	Eliminations	2020 TOTAL	2019 TOTAL
OPERATING REVENUES							
Tenant Charges	\$ 2,553,961	\$	\$	\$	\$	\$ 2,553,961	\$ 2,642,880
HUD Operating Grants	8,642,642	13,438,037	50,951			22,131,630	21,965,834
Other Income	2,342,923	6,202			(2,147,573)	201,552	100,959
TOTAL REVENUES	13,539,526	13,444,239	50,951	-	(2,147,573)	24,887,143	24,709,673
OPERATING EXPENSES							
Administrative Expenses	5,721,889	1,076,695	50,951		(2,147,573)	4,701,962	5,059,531
Tenant Services	215,469					215,469	93,753
Utilities Expenses	2,360,544	4,421				2,364,965	2,566,757
Ordinary Maintenance	4,066,643	4,877				4,071,520	3,570,050
Protective Services	587,385					587,385	527,810
General Expenses	977,787	27,099				1,004,886	825,044
Housing Assistance Payments		12,155,292				12,155,292	12,345,364
Interest Expense				87,690		87,690	112,850
Depreciation Expense	1,348,651	9,469		20,261		1,378,381	1,466,550
TOTAL OPERATING EXPENSES	15,278,368	13,277,853	50,951	107,951	(2,147,573)	26,567,550	26,567,709
OPERATING INCOME (LOSS)	(1,738,842)	166,386	-	(107,951)	-	(1,680,407)	(1,858,036)
NON-OPERATING REVENUES AND (EXPENSES)							
Interest Income	26,613	4,929		107,149		138,691	65,143
Total Non-Operating Income / (Loss)	26,613	4,929	-	107,149	-	138,691	65,143
CAPITAL CONTRIBUTIONS (LOSSES) AND OTHER REVENUE / (EXPENSE)							
HUD Capital Grants	4,623,663					4,623,663	4,459,579
CHANGES IN NET POSITION	2,911,434	171,315	-	(802)	-	3,081,947	2,666,686
PRIOR PERIOD ADJUSTMENTS	61,268	(966,324)				(905,056)	-
BEGINNING NET POSITION	83,934,786	1,321,159		3,819,081		89,075,026	86,408,340
ENDING NET POSITION	\$ 86,907,488	\$ 526,150	\$ -	\$ 3,818,279	\$ -	\$ 91,251,917	\$ 89,075,026

See Accompanying Notes to the Financial Statements

Housing Authority of the City of Gary Indiana (IN011)

GARY, IN

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2020

	Project Total	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	6.2 Component Unit - Blended	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$2,472,563		\$167,332		\$235,770	\$179,743	\$3,055,408		\$3,055,408
112 Cash - Restricted - Modernization and Development			\$0		\$0		\$0		\$0
113 Cash - Other Restricted			\$208,218		\$0		\$208,218		\$208,218
114 Cash - Tenant Security Deposits	\$86,287		\$0		\$0		\$86,287		\$86,287
115 Cash - Restricted for Payment of Current Liabilities			\$0		\$0		\$0		\$0
100 Total Cash	\$2,558,850	\$0	\$375,550	\$0	\$235,770	\$179,743	\$3,349,913	\$0	\$3,349,913
121 Accounts Receivable - PHA Projects	\$0				\$0		\$0		\$0
122 Accounts Receivable - HUD Other Projects	\$0				\$0	\$0	\$0		\$0
124 Accounts Receivable - Other Government	\$18,672				\$0	\$83,305	\$101,977		\$101,977
125 Accounts Receivable - Miscellaneous	\$149,407		\$10,905		\$0	\$0	\$160,312		\$160,312
126 Accounts Receivable - Tenants	\$81,170		\$0		\$0	\$0	\$81,170		\$81,170
126.1 Allowance for Doubtful Accounts - Tenants	-\$25,695		\$0		\$0	\$0	-\$25,695		-\$25,695
126.2 Allowance for Doubtful Accounts - Other	\$0		\$0		\$0	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current			\$0		\$0		\$0		\$0
128 Fraud Recovery			\$3,020		\$0		\$3,020		\$3,020
128.1 Allowance for Doubtful Accounts - Fraud			\$0		\$0		\$0		\$0
129 Accrued Interest Receivable			\$0		\$0		\$0		\$0
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$223,554	\$0	\$13,925	\$0	\$0	\$83,305	\$320,784	\$0	\$320,784
131 Investments - Unrestricted	\$1,649,999		\$890	\$2,105,751	\$0	\$250,000	\$4,006,640		\$4,006,640
132 Investments - Restricted			\$0		\$0		\$0		\$0
135 Investments - Restricted for Payment of Current Liability			\$0		\$0		\$0		\$0
142 Prepaid Expenses and Other Assets	\$59,024		\$0		\$0	\$17,776	\$76,800		\$76,800
143 Inventories	\$217,970		\$0		\$0		\$217,970		\$217,970
143.1 Allowance for Obsolete Inventories	-\$21,452		\$0		\$0		-\$21,452		-\$21,452
144 Inter Program Due From	\$0		\$0		\$0	\$0	\$0		\$0
145 Assets Held for Sale			\$0		\$0		\$0		\$0
150 Total Current Assets	\$4,687,945	\$0	\$390,365	\$2,105,751	\$235,770	\$530,824	\$7,950,655	\$0	\$7,950,655
161 Land	\$1,440,910		\$0		\$0	\$377,453	\$1,818,363		\$1,818,363
162 Buildings	\$131,876,116		\$0		\$0	\$1,098,605	\$132,974,721		\$132,974,721
163 Furniture, Equipment & Machinery - Dwellings	\$2,282,956		\$2,385	\$7,200	\$0	\$2,747	\$2,295,188		\$2,295,188
164 Furniture, Equipment & Machinery - Administration	\$5,834,362		\$142,549	\$13,061	\$0	\$615,693	\$6,605,665		\$6,605,665
165 Leasehold Improvements	\$11,811		\$0		\$0		\$11,811		\$11,811
166 Accumulated Depreciation	-\$69,973,905		-\$144,934	-\$213,599	\$0	-\$724,002	-\$71,056,440		-\$71,056,440
167 Construction in Progress			\$0		\$0	\$7,500	\$7,500		\$7,500
168 Infrastructure	\$3,321,004		\$0	\$3,223,543	\$0	\$1,803	\$6,546,350		\$6,546,350
160 Total Capital Assets, Net of Accumulated Depreciation	\$74,793,154	\$0	\$0	\$3,030,205	\$0	\$1,379,799	\$79,203,158	\$0	\$79,203,158
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0		\$1,027,621	\$500,000	\$0	\$8,337,060	\$9,864,681	-\$1,027,621	\$8,837,060
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due					\$0				
173 Grants Receivable - Non Current					\$0				
174 Other Assets				\$523,542	\$0	\$4,375,400	\$4,898,942		\$4,898,942
176 Investments in Joint Ventures					\$0				
180 Total Non-Current Assets	\$74,793,154	\$0	\$1,027,621	\$4,053,747	\$0	\$14,092,259	\$93,966,781	-\$1,027,621	\$92,939,160

	Project Total	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	6.2 Component Unit - Blended	14.856 Lower Income Housing Assistance Program, Section 8 Moderate	COCC	Subtotal	ELIM	Total
200 Deferred Outflow of Resources					\$0				
290 Total Assets and Deferred Outflow of Resources	\$79,481,099	\$0	\$1,417,986	\$6,159,498	\$235,770	\$14,623,083	\$101,917,436	-\$1,027,621	\$100,889,815
311 Bank Overdraft					\$0				
312 Accounts Payable <= 90 Days	\$415,535				\$3,119	\$36,345	\$454,999		\$454,999
313 Accounts Payable >90 Days Past Due	\$0				\$0		\$0		\$0
321 Accrued Wage/Payroll Taxes Payable	\$4,452				\$0	\$35,144	\$39,596		\$39,596
322 Accrued Compensated Absences - Current Portion	\$7,185				\$0	\$6,442	\$13,627		\$13,627
324 Accrued Contingency Liability					\$0				
325 Accrued Interest Payable					\$0				
331 Accounts Payable - HUD PHA Programs					\$0				
332 Account Payable - PHA Projects					\$0				
333 Accounts Payable - Other Government	\$57,328				\$0		\$57,328		\$57,328
341 Tenant Security Deposits	\$86,287				\$0		\$86,287		\$86,287
342 Unearned Revenue	\$212,656		\$4,181		\$25,128	\$4,698	\$246,663		\$246,663
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue					\$0				
344 Current Portion of Long-term Debt - Operating Borrowings				\$395,000	\$0		\$395,000		\$395,000
345 Other Current Liabilities	\$27,222				\$0	\$27,057	\$54,279		\$54,279
346 Accrued Liabilities - Other	\$4,860				\$0	\$8,068	\$12,928		\$12,928
347 Inter Program - Due To					\$0	\$0	\$0		\$0
348 Loan Liability - Current					\$0				
310 Total Current Liabilities	\$815,525	\$0	\$4,181	\$395,000	\$28,247	\$117,754	\$1,360,707	\$0	\$1,360,707
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue					\$0				
352 Long-term Debt, Net of Current - Operating Borrowings				\$425,000	\$0	\$1,027,621	\$1,452,621		\$1,452,621
353 Non-current Liabilities - Other	\$5,024		\$67,557	\$997,677	\$0	\$4,375,400	\$5,445,658		\$5,445,658
354 Accrued Compensated Absences - Non Current	\$68,773		\$0		\$0	\$95,008	\$163,781		\$163,781
355 Loan Liability - Non Current			\$1,027,621	\$523,542	\$0	\$691,589	\$2,242,752	-\$1,027,621	\$1,215,131
356 FASB 5 Liabilities					\$0				
357 Accrued Pension and OPEB Liabilities					\$0				
350 Total Non-Current Liabilities	\$73,797	\$0	\$1,095,178	\$1,946,219	\$0	\$6,189,618	\$9,304,812	-\$1,027,621	\$8,277,191
300 Total Liabilities	\$889,322	\$0	\$1,099,359	\$2,341,219	\$28,247	\$6,307,372	\$10,665,519	-\$1,027,621	\$9,637,898
400 Deferred Inflow of Resources					\$0				
508.3 Nonspendable Fund Balance					\$0				
508.4 Net Investment in Capital Assets	\$74,793,154	\$0	\$0	\$3,030,205	\$0	\$1,379,799	\$79,203,158		\$79,203,158
509.3 Restricted Fund Balance					\$0				
510.3 Committed Fund Balance					\$0				
511.3 Assigned Fund Balance					\$0				
511.4 Restricted Net Position	\$0	\$0	\$140,661		\$207,523		\$348,184		\$348,184
512.3 Unassigned Fund Balance					\$0				
512.4 Unrestricted Net Position	\$3,798,623	\$0	\$177,966	\$788,074	\$0	\$6,935,912	\$11,700,575		\$11,700,575
513 Total Equity - Net Assets / Position	\$78,591,777	\$0	\$318,627	\$3,818,279	\$207,523	\$8,315,711	\$91,251,917	\$0	\$91,251,917
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$79,481,099	\$0	\$1,417,986	\$6,159,498	\$235,770	\$14,623,083	\$101,917,436	-\$1,027,621	\$100,889,815

Housing Authority of the City of Gary Indiana (IN011)

GARY, IN

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 03/31/2020

	Project Total	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	6.2 Component Unit Blended	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$2,457,692				\$0		\$2,457,692		\$2,457,692
70400 Tenant Revenue - Other	\$96,269				\$0		\$96,269		\$96,269
70500 Total Tenant Revenue	\$2,553,961	\$0	\$0	\$0	\$0	\$0	\$2,553,961	\$0	\$2,553,961
70600 HUD PHA Operating Grants	\$8,642,642	\$50,951	\$13,059,058		\$378,979		\$22,131,630		\$22,131,630
70610 Capital Grants	\$4,623,663				\$0		\$4,623,663		\$4,623,663
70710 Management Fee					\$0	\$1,832,440	\$1,832,440	-\$1,832,440	\$0
70720 Asset Management Fee					\$0	\$34,680	\$34,680	-\$34,680	\$0
70730 Book Keeping Fee					\$0	\$280,453	\$280,453	-\$280,453	\$0
70740 Front Line Service Fee					\$0				
70750 Other Fees					\$0				
70700 Total Fee Revenue					\$0	\$2,147,573	\$2,147,573	-\$2,147,573	\$0
70800 Other Government Grants	\$0				\$0		\$0		\$0
71100 Investment Income - Unrestricted	\$20,047		\$3,917	\$62,694	\$1,012	\$6,566	\$94,236		\$94,236
71200 Mortgage Interest Income	\$0				\$0		\$0		\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0				\$0		\$0		\$0
71310 Cost of Sale of Assets	\$0				\$0		\$0		\$0
71400 Fraud Recovery	\$0		\$6,202				\$6,202		\$6,202
71500 Other Revenue	\$277,382				\$0	\$513	\$277,895		\$277,895
71600 Gain or Loss on Sale of Capital Assets	-\$82,545				\$0		-\$82,545		-\$82,545
72000 Investment Income - Restricted	\$0		\$0	\$44,455	\$0		\$44,455		\$44,455
70000 Total Revenue	\$16,035,150	\$50,951	\$13,069,177	\$107,149	\$379,991	\$2,154,652	\$31,797,070	-\$2,147,573	\$29,649,497
91100 Administrative Salaries	\$694,661				\$0	\$1,057,335	\$1,751,996		\$1,751,996
91200 Auditing Fees	\$59,554		\$5,084		\$0	\$7,989	\$72,627		\$72,627
91300 Management Fee	\$1,579,188		\$245,652		\$7,600		\$1,832,440	-\$1,832,440	\$0
91310 Book-keeping Fee	\$122,228		\$153,525		\$4,700		\$280,453	-\$280,453	\$0
91400 Advertising and Marketing	\$3,853				\$0	\$3,926	\$7,779		\$7,779
91500 Employee Benefit contributions - Administrative	\$419,325				\$0	\$384,132	\$803,457		\$803,457
91600 Office Expenses	\$333,535		\$61,707		\$0	\$106,673	\$501,915		\$501,915
91700 Legal Expense	\$58,295		\$2,282		\$0	\$106,962	\$167,539		\$167,539
91800 Travel	\$41,722		\$2,238		\$0	\$49,877	\$93,837		\$93,837
91810 Allocated Overhead	\$0				\$0		\$0		\$0
91900 Other	\$391,172	\$50,951	\$568,054		\$25,853	\$266,782	\$1,302,812		\$1,302,812
91000 Total Operating - Administrative	\$3,703,533	\$50,951	\$1,038,542	\$0	\$38,153	\$1,983,676	\$6,814,855	-\$2,112,893	\$4,701,962
92000 Asset Management Fee	\$34,680				\$0		\$34,680	-\$34,680	\$0
92100 Tenant Services - Salaries	\$108,353				\$0		\$108,353		\$108,353
92200 Relocation Costs	\$43,306				\$0		\$43,306		\$43,306
92300 Employee Benefit Contributions - Tenant Services	\$24,154				\$0		\$24,154		\$24,154
92400 Tenant Services - Other	\$37,694				\$0	\$1,962	\$39,656		\$39,656
92500 Total Tenant Services	\$213,507	\$0	\$0	\$0	\$0	\$1,962	\$215,469	\$0	\$215,469

	Project Total	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	6.2 Component Unit Blended	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM	Total
93100 Water	\$258,147		\$253		\$0	\$2,023	\$260,423		\$260,423
93200 Electricity	\$1,003,145		\$3,637		\$0	\$48,099	\$1,054,881		\$1,054,881
93300 Gas	\$469,354		\$81		\$0	\$3,480	\$472,915		\$472,915
93400 Fuel	\$0				\$0		\$0		\$0
93500 Labor	\$0				\$0		\$0		\$0
93600 Sewer	\$571,256		\$450		\$0	\$3,909	\$575,615		\$575,615
93700 Employee Benefit Contributions - Utilities	\$0				\$0		\$0		\$0
93800 Other Utilities Expense	\$1,131				\$0		\$1,131		\$1,131
93000 Total Utilities	\$2,303,033	\$0	\$4,421	\$0	\$0	\$57,511	\$2,364,965	\$0	\$2,364,965
94100 Ordinary Maintenance and Operations - Labor	\$1,500,489				\$0	\$7,660	\$1,508,149		\$1,508,149
94200 Ordinary Maintenance and Operations - Materials and Other	\$431,440				\$0	\$88,838	\$520,278		\$520,278
94300 Ordinary Maintenance and Operations Contracts	\$1,600,781		\$4,877		\$0	\$87,615	\$1,693,273		\$1,693,273
94500 Employee Benefit Contributions - Ordinary Maintenance	\$349,820				\$0		\$349,820		\$349,820
94000 Total Maintenance	\$3,882,530	\$0	\$4,877	\$0	\$0	\$184,113	\$4,071,520	\$0	\$4,071,520
95100 Protective Services - Labor	\$0				\$0		\$0		\$0
95200 Protective Services - Other Contract Costs	\$0				\$0		\$0		\$0
95300 Protective Services - Other	\$538,087				\$0		\$538,087		\$538,087
95500 Employee Benefit Contributions - Protective Services	\$49,298				\$0		\$49,298		\$49,298
95000 Total Protective Services	\$587,385	\$0	\$0	\$0	\$0	\$0	\$587,385	\$0	\$587,385
96110 Property Insurance	\$0				\$0		\$0		\$0
96120 Liability Insurance	\$0				\$0		\$0		\$0
96130 Workmen's Compensation	\$4,357				\$0	\$1,757	\$6,114		\$6,114
96140 All Other Insurance	\$745,984		\$27,099		\$0	\$102,282	\$875,365		\$875,365
96100 Total insurance Premiums	\$750,341	\$0	\$27,099	\$0	\$0	\$104,039	\$881,479	\$0	\$881,479
96200 Other General Expenses	\$391				\$0		\$391		\$391
96210 Compensated Absences	\$0				\$0		\$0		\$0
96300 Payments in Lieu of Taxes	\$58,985				\$0		\$58,985		\$58,985
96400 Bad debt - Tenant Rents	\$64,031				\$0		\$64,031		\$64,031
96500 Bad debt - Mortgages	\$0				\$0		\$0		\$0
96600 Bad debt - Other	\$0				\$0		\$0		\$0
96800 Severance Expense	\$0				\$0		\$0		\$0
96000 Total Other General Expenses	\$123,407	\$0	\$0	\$0	\$0	\$0	\$123,407	\$0	\$123,407
96710 Interest of Mortgage (or Bonds) Payable	\$0			\$87,690	\$0		\$87,690		\$87,690
96720 Interest on Notes Payable (Short and Long Term)					\$0				
96730 Amortization of Bond Issue Costs	\$0				\$0		\$0		\$0
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$87,690	\$0	\$0	\$87,690	\$0	\$87,690
96900 Total Operating Expenses	\$11,598,416	\$50,951	\$1,074,939	\$87,690	\$38,153	\$2,331,301	\$15,181,450	-\$2,147,573	\$13,033,877
97000 Excess of Operating Revenue over Operating Expenses	\$4,436,734	\$0	\$11,994,238	\$19,459	\$341,838	-\$176,649	\$16,615,620	\$0	\$16,615,620
97100 Extraordinary Maintenance	\$0				\$0		\$0		\$0
97200 Casualty Losses - Non-capitalized	\$0				\$0		\$0		\$0
97300 Housing Assistance Payments	\$0		\$11,813,454		\$341,838		\$12,155,292		\$12,155,292

	Project Total	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	6.2 Component Unit Blended	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	COCC	Subtotal	ELIM	Total
97350 HAP Portability-In	\$0		\$0		\$0		\$0		\$0
97400 Depreciation Expense	\$1,304,281		\$9,469	\$20,261	\$0	\$44,370	\$1,378,381		\$1,378,381
97500 Fraud Losses	\$0				\$0		\$0		\$0
97600 Capital Outlays - Governmental Funds					\$0				
97700 Debt Principal Payment - Governmental Funds					\$0				
97800 Dwelling Units Rent Expense	\$0				\$0		\$0		\$0
90000 Total Expenses	\$12,902,697	\$50,951	\$12,897,862	\$107,951	\$379,991	\$2,375,671	\$28,715,123	-\$2,147,573	\$26,567,550
10010 Operating Transfer In	\$1,508,940				\$0	\$400,000	\$1,908,940		\$1,908,940
10020 Operating transfer Out	-\$1,908,940				\$0		-\$1,908,940		-\$1,908,940
10030 Operating Transfers from/to Primary Government					\$0				
10040 Operating Transfers from/to Component Unit	\$0				\$0		\$0		\$0
10050 Proceeds from Notes, Loans and Bonds					\$0				
10060 Proceeds from Property Sales					\$0				
10070 Extraordinary Items, Net Gain/Loss	\$0				\$0		\$0		\$0
10080 Special Items (Net Gain/Loss)	\$0				\$0		\$0		\$0
10091 Inter Project Excess Cash Transfer In	\$960,000				\$0		\$960,000		\$960,000
10092 Inter Project Excess Cash Transfer Out	-\$960,000				\$0		-\$960,000		-\$960,000
10093 Transfers between Program and Project - In	\$0				\$0		\$0		\$0
10094 Transfers between Project and Program - Out	\$0				\$0		\$0		\$0
10100 Total Other financing Sources (Uses)	-\$400,000	\$0	\$0	\$0	\$0	\$400,000	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$2,732,453	\$0	\$171,315	-\$802	\$0	\$178,981	\$3,081,947	\$0	\$3,081,947
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
11030 Beginning Equity	\$75,724,105	\$0	\$1,113,636	\$3,819,081	\$207,523	\$8,210,681	\$89,075,026		\$89,075,026
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$135,219		-\$966,324		\$0	-\$73,951	-\$905,056		-\$905,056
11050 Changes in Compensated Absence Balance					\$0				
11060 Changes in Contingent Liability Balance					\$0				
11070 Changes in Unrecognized Pension Transition Liability					\$0				
11080 Changes in Special Term/Severance Benefits Liability					\$0				
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents					\$0				
11100 Changes in Allowance for Doubtful Accounts - Other					\$0				
11170 Administrative Fee Equity			\$177,966		\$0		\$177,966		\$177,966
11180 Housing Assistance Payments Equity			\$140,661		\$0		\$140,661		\$140,661
11190 Unit Months Available	14123		21172	0	636	0	35931		35931
11210 Number of Unit Months Leased	13257		20471	0	552	0	34280		34280
11270 Excess Cash	\$2,700,182				\$0		\$2,700,182		\$2,700,182
11610 Land Purchases	\$0				\$0	\$0	\$0		\$0
11620 Building Purchases	\$4,538,154				\$0	\$0	\$4,538,154		\$4,538,154
11630 Furniture & Equipment - Dwelling Purchases	\$25,954				\$0	\$0	\$25,954		\$25,954
11640 Furniture & Equipment - Administrative Purchases	\$59,555				\$0	\$0	\$59,555		\$59,555
11650 Leasehold Improvements Purchases	\$0				\$0	\$0	\$0		\$0
11660 Infrastructure Purchases	\$0				\$0	\$0	\$0		\$0
13510 CFFP Debt Service Payments	\$0				\$0	\$0	\$0		\$0
13901 Replacement Housing Factor Funds	\$0				\$0	\$0	\$0		\$0

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
SCHEDULE EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED MARCH 31, 2020**

EXHIBIT D

FEDERAL GRANTOR	CFDA #	FEDERAL AWARDS EXPENDED	TOTAL PROGRAM EXPENDITURES
Major Federal Programs - U S Department of Housing and Urban Development			
<u>Housing Choice Voucher Cluster</u>			
Section 8 Housing Choice Voucher Program	14.871	\$ 12,897,862	\$ 12,897,862
Total Major Federal Program		<u>12,897,862</u>	<u>12,897,862</u>
Non-Major Federal Program - U S Department of Housing and Urban Development			
<u>Low-Income Rental Housing Programs</u>			
Public and Indian Housing	14.850	5,527,540	5,882,410
Public Housing Capital Fund	14.872	<u>7,738,765</u>	<u>7,738,765</u>
<u>Section 8 Project Based Cluster</u>			
Lower Income Housing Assistance Prog._Sec. 8 Moderate Rehabilitation	14.856	379,991	379,991
<u>Other Non-Major Programs</u>			
Resident Opportunity and Self Sufficiency	14.870	<u>50,951</u>	<u>50,951</u>
Total Non-Major Federal Program		<u>13,697,247</u>	<u>14,052,117</u>
Total All Programs - U S Department of Housing and Urban Development		<u>\$ 26,595,109</u>	<u>\$ 26,949,979</u>

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
NOTES TO THE SCHEDULE OF EXPENDITURE OF FEDERAL AWARDS
FOR THE YEAR ENDED MARCH 31, 2020

Note 1 – Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Housing Authority of the City of Gary, Indiana (the Authority), and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Uniform Guidance. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the Authority's financial statements.

The schedule summarizes the federal funds expended by the Authority under programs of the federal government during the year ended March 31, 2020. The awards are classified into major and non-major program categories in accordance with the provisions of the Uniform Guidance. The schedule of expenditures of federal awards displays the Authority's expenditures charged to federal programs for the year ended March 31, 2020, and should be read in conjunction with the Authority's consolidated financial statements.

The Authority has not elected to use the 10% de minimis direct cost rate as allowed under the Uniform Guidance.

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.

Note 3 – Sub-recipients

There were no sub-recipients for the year ended March 31, 2020.

Note 4 – Loans Outstanding

There were no federal loans outstanding for the year ended March 31, 2020.

Note 5 – Non-Cash Assistance

The Authority provided no non-cash assistance for the year ended March 31, 2020.

Note 6 – Insurance

The Authority had no federal insurance for the year ended March 31, 2020.

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
STATEMENT OF CAPITAL FUND PROGRAM COST UNCOMPLETED
FOR THE YEAR ENDED MARCH 31, 2020

EXHIBIT E

ANNUAL CONTRIBUTION CONTRACT C - 348
PHASES IN36PO11 - 501-15, 501-16, AND 501-17

	501-15	501-16	501-17	Total
Funds Approved	\$ 392,701	\$ 3,057,687	\$ 3,685,250	\$ 7,135,638
Funds Expended	<u>150,000</u>	<u>2,751,365</u>	<u>1,105,575</u>	<u>4,006,940</u>
Excess\ (Deficit) of Funds Approved	\$ <u>242,701</u>	\$ <u>306,322</u>	\$ <u>2,579,675</u>	\$ <u>3,128,698</u>
Funds Advanced	\$ 150,000	\$ 2,751,365	\$ 1,105,575	\$ 2,901,365
Funds Expended	<u>150,000</u>	<u>2,751,365</u>	<u>1,105,575</u>	<u>2,901,365</u>
Excess\ (Deficit) of Funds Advanced	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>

- 1 Capital Fund Program costs for Phases IN 36P-501-15, 501-16 and 501-17 are shown above.
- 2 Cost additions during this fiscal year, totaled \$8,154,274, and were audited by VB&C.

**HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
STATEMENT OF CAPITAL FUND PROGRAM COST COMPLETED
FOR THE YEAR ENDED MARCH 31, 2020**

EXHIBIT F

ACTUAL MODERNIZATON COST CERTIFICATE PHASES IN36P011 - 501-12R, 501-13 AND 501-14
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	501-12R	501-13	501-14	Total
1 That the total amount of the Modernization Costs of the Mordernization Grant, is as shown below:				
A. Funds Approved	\$ 668,420	\$ 638,944	\$ 647,779	\$ 1,955,143
B. Funds Disbursed	\$ 668,420	\$ 638,944	\$ 647,779	\$ 1,955,143
C. Funds Expended (Actual Modernization Cost)	\$ 668,420	\$ 638,944	\$ 647,779	\$ 1,955,143
D. Amount to be Recaptured (A-C)	\$ -	\$ -	\$ -	\$ -
E. Excess of Funds Disbursed (B-C)	\$ -	\$ -	\$ -	\$ -

- 2 That all Modernization work in connection with the Modernization has been completed;
- 3 That the entire Actual Modernization Costs or liabilities therefore incurred by the PHA have been fully paid;
- 4 That there are no undischarges mechanics', laborers contractors', or material-men leins against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work;
- 5 That the time in which such lein could be filed has expired; and
- 6 That for any years in which the grantee is subject to tha audit requirements of the Single Audit Act , 31 U.S.C Sec 7501 et seq., as amended, the grantee has or will perform an audit in compliance with said requirements.

SINGLE AUDIT REPORTS

**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 Gary, Indiana
Gary, Indiana

U.S. Department of Housing and Urban
Development
Indianapolis Office
Minton-Capehart Federal Building
575 North Pennsylvania, Room 655
Indianapolis, Indiana 46204

We have audited, in accordance with the 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 Gary, Indiana (Authority), as of and for the year ended March 31, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated June 30, 2021.

Internal Control Over Financial Reporting

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

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 a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity'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.

Our 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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses or significant deficiencies.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance 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 our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script, appearing to read "Velma Butler / Company Ltd.", written in dark ink.

Velma Butler & Company, Ltd.
Chicago, Illinois

June 30, 2021

**Report on Compliance for Each Major Program; and Report on
Internal Control Over Compliance; and Report on the Schedule of
Expenditures of Federal Awards Required by the Uniform Guidance**

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the City of Gary, Indiana
Gary, Indiana

U.S. Department of Housing and Urban
Development
Indianapolis Office
Minton-Capehart Federal Building
575 North Pennsylvania, Room 655
Indianapolis, Indiana 46204

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the City of Gary, Indiana (the Authority)'s compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended March 31, 2020. The Authority'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

Our responsibility is to express an opinion on compliance for each of the Authority's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our 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 the audit requirements of *Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Authority's compliance.

Opinion on Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct material effect on each of its major federal programs for the year ended March 31, 2020.

Report on Internal Control Over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal controls over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

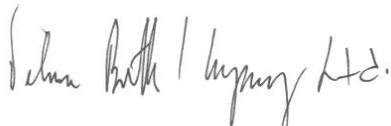
A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement 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 of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a 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 attention by those charged with governance.

Our consideration of the internal controls 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. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. 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 our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the Authority as of and for the year ended March 31, 2020, and have issued our report thereon dated June 30, 2021, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purpose of additional analysis as required by the Uniform Guidance and is 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. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditure of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

A handwritten signature in dark ink, appearing to read "Velma Butler & Company, Ltd.", written in a cursive, flowing style.

Velma Butler & Company, Ltd.
Chicago, Illinois

June 30, 2021

Independent Auditor's Report on Applying Agreed-Upon Procedures

Board of Commissioners
Housing Authority of the City of Gary, Indiana
Gary, Indiana

U.S. Department of Housing and Urban
Development
Indianapolis Office
Minton-Capehart Federal Building
575 North Pennsylvania, Room 655
Indianapolis, Indiana 46204

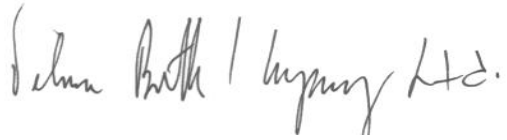
We have performed the procedure described in the second paragraph of this report, which was agreed to by the Housing Authority of the City of Gary, Indiana (Authority) and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), solely to assist them in determining whether the electronic submission of certain information agrees with related hard copy documents. The Authority is responsible for the accuracy and completeness of the electronic submission. This agreed-upon procedure engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed document listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedure indicate agreement or non-agreement of electronically submitted information and hard copy documents as shown in the chart below.

We were engaged to perform an audit of the financial statements of the Authority as of and for the year ended March 31, 2020, and have issued our report thereon dated June 30, 2021. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product, of that audit. Further, our opinion on the fair presentation of the Housing Authority's Financial Data Schedule (FDS) dated June 30, 2021, was expressed in relation to the basic financial statements of the Housing Authority taken as a whole.

A copy of the financial statement package and the FDS, which included the auditor's report, is available in its entirety from the Housing Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit report. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

This report is intended solely for the information and use of the Housing Authority and the U.S. Department of Housing and Urban Development, REAC, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in cursive script that reads "Velma Butler / Company Ltd.".

Velma Butler & Company, Ltd.
Chicago, Illinois

June 30, 2021

HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
SUMMARY OF AUDITOR'S RESULTS
FOR THE YEAR ENDED MARCH 31, 2020

Section I – Summary of Auditor's Results

Financial Statements

Type of report issued: **Unmodified**

Internal control over financial reporting:

Material weakness(es) identified? ☐ Yes ☒ No

Deficiencies identified not considered to be material weaknesses?
 ☐ Yes ☒ No

Noncompliance material to financial statements noted?
 ☐ Yes ☒ No

Federal Awards

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

Internal control over major programs:

Material weakness(es) identified? ☐ Yes ☒ No

Deficiencies identified not considered to be material weaknesses?
 ☐ Yes ☒ No

Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance?
 ☐ Yes ☒ No

Identification of major programs:

U.S. Department of Housing and Urban Development

CFDA Number

Name of Federal Program

14.871

Section 8 Housing Choice Voucher Program

Dollar threshold used to distinguish between Type A and Type B programs: \$ 750,000

Auditee qualified as low-risk auditee? ☐ Yes ☒ No

**THE HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
SCHEDULE OF CURRENT YEAR FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED MARCH 31, 2020**

Section II - Financial Statement Findings and Questioned Costs

There were no reportable findings for the fiscal year ended March 31, 2020.

Section III - Federal Award Findings and Questioned Costs

There were no reportable findings for the fiscal year ended March 31, 2020.

THE HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
SCHEDULE OF PRIOR YEAR FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED MARCH 31, 2020

Section II - Financial Statement Findings and Questioned Costs

There were no reportable findings for the fiscal year ended March 31, 2019.

Section III - Federal Award Findings and Questioned Costs

There were no reportable findings for the fiscal year ended March 31, 2019.

**THE HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
STATEMENT OF COMPLIANCE WITH
SECTION 8 MANAGEMENT ASSESSMENT PROGRAM
FOR THE YEAR ENDED MARCH 31, 2020**

Velma Butler & Company, Ltd. audited the Authority's compliance with the Section 8 Housing Management Assessment Program, and did not observe any material instances of noncompliance.

**THE HOUSING AUTHORITY OF THE CITY OF GARY, INDIANA
STATEMENT OF COMPLIANCE WITH
PUBLIC HOUSING ASSESSMENT SYSTEM
FOR THE YEAR ENDED MARCH 31, 2020**

Velma Butler & Company, Ltd. audited the Authority's compliance with the Public Housing Assessment System Program and did not note any material instances of noncompliance.

Attachment 4



Gary Housing Authority

2022 Annual Plan

Resident Advisory Board (RAB) Questions/Comments

Ms. Regena Gaines:

1. What will happen to the Public Housing Applicants that are on the wait list for the properties that are being demolished or disposed? Such as Delaney, Dorie Miller, Al Thomas and any others moving forward.

The Gary Housing Authority plans to reorganize its waiting lists due to asset repositioning and Section 18 inventory removal applications for affected residents.

2. On Bonds Payable: Re: the \$1.2 million, \$820,000 in principal and \$438,000 in interest to bond holders. Who are the bondholders?

The GHA has no debt. The outstanding bond debt is that of The Small Farms, which at the time, 1979, was an agency of the Authority. However, the outstanding bonds totaling \$1,185,000 matured in December 2021.

3. Are the Resident Services Coordinators on Public Housing Payroll or are they under the ROSS Program?

Resident Services Coordinators are on Public Housing Payroll.

4. From where was the financial statements information for March 31, 2019 derived?

The March 2019 information came from the prior year audited financials and was included to be used as a comparable to the current year.

Ms. Michelle Hudson:

1. What is the ROSS Program?



Gary Housing Authority

The ROSS/FSS program is a program that enables HUD-assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. Funding is specifically for PHAs that administer an HCV FSS program to pay for the salaries of an FSS program coordinator(s); not for the payment of services.

2. Was the Audit done before GHA got out of Receivership?

No. HUD provided PHAs with waivers due to the COVID-19 pandemic that extended the due date for PHAs to submit their annual audits.

Attachment 5

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input 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: The Gary Housing Authority 578 Broadway, 2nd Floor Gary, IN 46402 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: U.S. Department of Housing and Urban Development			7. Federal Program Name/Description: HUD Capital Fund Grant Program CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$ 6,606,632.00		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
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>Taryl L Bonds</u> Print Name: <u>Taryl L. Bonds</u> Title: <u>Executive Director</u> Telephone No.: <u>(219) 881-6422</u> Date: <u>1/14/2022</u>		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

Attachment 6

Certifications of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 04/2022, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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.
4. 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.
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 public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);

- 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 a 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 a waiting list is consistent with affirmatively furthering fair housing; and
 - 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 903.7(o)(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. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. 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.
 12. 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.
 13. 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.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. 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.
 16. 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.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. 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.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. 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.
 21. 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.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Gary Housing Authority
PHA Name

IN011
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 20 22

 5-Year PHA Plan for Fiscal Years 20 - 20

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 Executive Director

Name Board Chairman

Taryl Bonds

Cynthia Taylor

Signature

Taryl L Bonds

Date

1/14/22

Signature

Cynthia L. Taylor

Date

1/14/22

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Attachment 7

Capital Fund Program- Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

Part I: Summary

PHA Name/Number: Gary Housing Authority / IN36P011			Locality: City of Gary/Lake County/Indiana		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 / FFY 2020	Work Statement for Year 2 / FFY 2021	Work Statement for Year 3 / FFY 2022	Work Statement for Year 4 / FFY 2023	Work Statement for Year 5 / FFY 2024
B.	Physical Improvements Subtotal	\$2,025,000	\$1,750,000	\$1,725,000	\$2,075,000	\$2,300,000
C.	Management Improvements (PHA-Wide)	\$41,923	\$16,923	\$26,923	\$16,923	\$26,923
D.	PHA-Wide Non-dwelling Structures and Equipment	\$275,000	\$450,000	\$90,000	\$100,000	\$145,000
E.	Administration	\$591,703	\$591,703	\$591,703	\$591,703	\$591,703
F.	Fees & Costs	\$100,000	\$100,000	\$100,000	\$250,000	\$250,000
G.	Operations	\$1,183,406	\$1,183,406	\$1,183,406	\$1,183,406	\$1,183,406
H.	Relocation	\$225,000	\$225,000	\$100,000	\$100,000	\$100,000
I.	Demolition	\$1,000,000	\$1,500,000	\$2,000,000	\$1,250,000	\$1,000,000
J.	Development	\$400,000	\$100,000	\$100,000	\$300,000	\$300,000
K.	RAD Funds Pre-Closing	\$25,000	\$0	\$0	\$0	\$0
L.	RAD	\$50,000	\$0	\$0	\$50,000	\$20,000
M.	Capital Fund Financing – Debt Service	\$0	\$0	\$0	\$0	\$0
N.	Total CFP Funds	\$5,917,032	\$5,917,032	\$5,917,032	\$5,917,032	\$5,917,032
O.	Total Non-CFP Funds	\$0	\$0	\$0	\$0	\$0
P.	Grand Total	\$5,917,032	\$5,917,032	\$5,917,032	\$5,917,032	\$5,917,032

Capital Fund Program- Five-Year Action Plan

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

OMB No. 2577-0226

Expires 08/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)

	Work Statement for Year 1 / FFY 2020			Work Statement for Year 2 / FFY 2021		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
1480	Dwelling Unit Exterior Comprehensive Modernization & Vacancy Reduction	PHA-Wide	\$600,000	Dwelling Unit Exterior Comprehensive Modernization & Vacancy Reduction	PHA-Wide	\$500,000
1480	Dwelling Unit Interior Comprehensive Modernization & Vacancy Reduction	PHA-Wide	\$600,000	Dwelling Unit Interior Comprehensive Modernization & Vacancy Reduction	PHA-Wide	\$500,000
1480	Genesis Towers Roof Replacement/Repair	1	\$300,000	Genesis Towers Roof Replacement/Repair	1	\$400,000
1480	Glen Park HVAC Replacement	1	\$275,000	Glen Park HVAC Replacement	1	\$300,000
1480	Genesis Towers UST Removal	1	\$200,000	Dwelling Unit Site Work	PHA-Wide	\$50,000
1480	Dwelling Unit Site Work	PHA-Wide	\$50,000		PHA-Wide	
	Subtotal Improvements		\$2,025,000	Subtotal Improvements		\$1,750,000
1480	Relocation	PHA-Wide	\$225,000	Relocation	PHA-Wide	\$225,000
1408	Management Improvements	PHA-Wide	\$41,923	Management Improvements	PHA-Wide	\$16,923
1480	Non-Dwelling Structures & Equipment	PHA-Wide	\$275,000	Non-Dwelling Structures & Equipment	PHA-Wide	\$450,000
1410	Administration	1	\$591,703	Administration	1	\$591,703
1406	Operations	1	\$1,183,406	Operations	1	\$1,183,406
1480	Fees & Costs	PHA-Wide	\$100,000	Fees & Costs	PHA-Wide	\$100,000
1480	Demolition	PHA-Wide	\$1,000,000	Demolition	PHA-Wide	\$1,500,000
1480	Development	PHA-Wide	\$400,000	Development	PHA-Wide	\$100,000
1480	RAD Funds Pre-Closing	PHA-Wide	\$25,000	RAD Funds Pre-Closing	PHA-Wide	\$0
1501	RAD	PHA-Wide	\$50,000	RAD	PHA-Wide	\$0
FY 2020 Subtotal of Estimated Cost			\$5,917,032	FY 2021 Subtotal of Estimated Costs		\$5,917,032

Capital Fund Program- Five-Year Action Plan

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

OMB No. 2577-0226

Expires 08/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)

	Work Statement for Year 1 / FFY 2022			Work Statement for Year 2 / FFY 2023		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
1480	Dwelling Unit Exterior Comprehensive Modernization & Vacancy Reduction	PHA-Wide	\$500,000	Dwelling Unit Exterior Comprehensive Modernization & Vacancy Reduction	PHA-Wide	\$600,000
1480	Dwelling Unit Interior Comprehensive Modernization & Vacancy Reduction	PHA-Wide	\$500,000	Dwelling Unit Interior Comprehensive Modernization & Vacancy Reduction	PHA-Wide	\$600,000
1480	Genesis Towers Façade Replace & Repair	1	\$200,000	Genesis Towers Façade Replace & Repair	1	\$200,000
1480	Genesis Towers HVAC Replace & Repair	1	\$250,000	Genesis Towers HVAC Replace & Repair	1	\$225,000
1480	Glen Park Window Replacement	1	\$250,000	Glen Park Window Replacement	PHA-Wide	\$400,000
1480	Dwelling Unit Site Work	PHA-Wide	\$25,000	Dwelling Unit Site Work	PHA-Wide	\$50,000
	Subtotal Improvements		\$1,725,000	Subtotal Improvements		\$2,075,000
1480	Relocation	PHA-Wide	\$100,000	Relocation	PHA-Wide	\$100,000
1408	Management Improvements	PHA-Wide	\$26,923	Management Improvements	PHA-Wide	\$16,923
1480	Non-Dwelling Structures & Equipment	PHA-Wide	\$90,000	Non-Dwelling Structures & Equipment	PHA-Wide	\$100,000
1410	Administration	1	\$591,703	Administration	1	\$591,703
1406	Operations	1	\$1,183,406	Operations	1	\$1,183,406
1480	Fees & Costs	PHA-Wide	\$100,000	Fees & Costs	PHA-Wide	\$250,000
1480	Demolition	PHA-Wide	\$2,000,000	Demolition	PHA-Wide	\$1,250,000
1480	Development	PHA-Wide	\$100,000	Development	PHA-Wide	\$300,000
1480	RAD Funds Pre-Closing	PHA-Wide	\$0	RAD Funds Pre-Closing	PHA-Wide	\$0
1501	RAD	PHA-Wide	\$0	RAD	PHA-Wide	\$50,000
FY 2022 Subtotal of Estimated Cost			\$5,917,032	FY 2023 Subtotal of Estimated Costs		\$5,917,032

Capital Fund Program- Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year 2 / FFY 2024

Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Dwelling Unit Exterior Comprehensive Modernization & Vacancy Reduction	PHA-Wide	\$700,000
Dwelling Unit Interior Comprehensive Modernization & Vacancy Reduction	PHA-Wide	\$700,000
Genesis Towers Façade Replace & Repair	1	\$250,000
Glen Park HVAC Replace & Repair	1	\$200,000
Glen Park Window Replacement	1	\$350,000
Dwelling Unit Site Work	PHA-Wide	\$100,000
Subtotal Improvements		\$2,300,000
Relocation	PHA-Wide	\$100,000
Management Improvements	PHA-Wide	\$26,923
Non-Dwelling Structures & Equipment	PHA-Wide	\$145,000
Administration	1	\$591,703
Operations	1	\$1,183,406
Fees & Costs	PHA-Wide	\$250,000
Demolition	PHA-Wide	\$1,000,000
Development	PHA-Wide	\$300,000
RAD Funds Pre-Closing	PHA-Wide	\$0
RAD	PHA-Wide	\$20,000
FY 2024 Subtotal of Estimated Costs		\$5,917,032

Part III: Supporting Pages - Management Needs Work Statement(s)

Capital Fund Program- Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
~~OMB No. 2577-0226~~
Expires 08/30/2011

OMB No. 2517-0221 Expires 08/30/2011

	Work Statement for Year 1 / FFY 2020			Work Statement for Year 2 / FFY 2021			
	Development Number/Name of Major Work	General Description Categories	Estimated Cost	Development Number/Name Description of Major Work	General Categories	Estimated Cost	
Subtotal of Estimated Cost			\$0	Subtotal of Estimated Costs			\$0

Capital Fund Program- Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)					
	Work Statement for Year 3 / FFY 2022			Work Statement for Year 4 / FFY 2023	
	Development Number/Name of Major Work	General Description Categories	Estimated Cost	Development Number/Name Description of Major Work	General Categories Estimated Cost
Subtotal of Estimated Cost			\$0	Subtotal of Estimated Costs \$0	