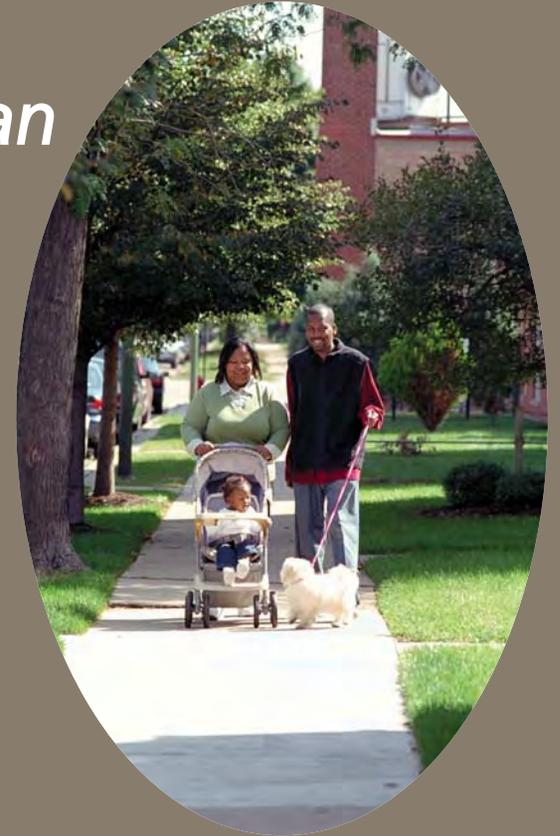


November 2, 2006

FY2007 Moving To Work Annual Plan

Plan For Transformation Year 8



CHANGE.
CHICAGO HOUSING AUTHORITY

CHICAGO HOUSING AUTHORITY

626 West Jackson Boulevard

Chicago, Illinois 60661

PHONE: 312.742.8500

WEBSITE: www.thecha.org

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TABLE OF CONTENTS

	<u>PAGE</u>
MESSAGE FROM THE FORMER CEO AND THE INCOMING CEO	1
INTRODUCTION	2
CHAPTER ONE: Transforming Chicago’s Public Housing	3
Family Housing Redevelopment/Rehabilitation as Mixed-Income	7
Senior, Scattered Site, and Family Housing Rehabilitation	32
CHAPTER TWO: Connecting Families to Expanded Housing Options	47
Housing Choice Voucher Program (Tenant-Based Vouchers)	47
Supportive Programs and Services for HCV Program Participants	50
Expanding Outreach	56
Project-Based Voucher Programs	60
CHAPTER THREE: Transitioning Families to New Public Housing	62
Transitioning Seniors to Rehabilitated Units	62
The Relocation Process at Family Properties	63
Communication During the Relocation Process	66
Building Closure	69
Move Activity	69
CHAPTER FOUR: Supporting Economic and Social Self-Sufficiency	73
The CHA Service Provision Network	73
Senior Resident Service Coordinators	75
Employment and Job Training	77
Expanding Access to Services for CHA Youth	79

TABLE OF CONTENTS (cont'd)

	<u>PAGE</u>
CHAPTER FIVE: Sustaining Viable Communities	82
Enhancing Performance and Ensuring Accountability	82
Commitment to Ensuring Quality Implementation of Expectations	85
Increasing Safety and Security	86
Maintaining Wait Lists	87
Leasing Redeveloped and Rehabilitated Units	88
Improving Communication	90
Adhering to Admissions, Continued Occupancy, Rent, and Utility Policies	91
The City of Chicago: Doing Its Part	94
CHAPTER SIX: Maintaining Fiscal Responsibility	99
Fiscal Policies and Procedures	99
Budget Management	99
Resource Development	100
Grant Management	101
Sources and Uses of Funds	102
CHAPTER SEVEN: Managing the Plan for Transformation	104
Effective Workforce	104
Minority, Woman and Disadvantaged Business Enterprises and Section 3	105
Latino Affairs	107

TABLE OF CONTENTS (cont'd)

APPENDICES:

	<u>PAGE</u>
1. Conversion Plan Update	108
2. Moving To Work Crosswalk	111
3. Deconcentration	115
4. Public Housing Stock and Demographic Information	119
5. Public Housing Wait List Demographic Information	122
6. Public Housing Occupancy By Development	123
7. Housing Choice Voucher (HCV) Program and Wait List Demographic Information	128
8. IL Number Translation Table	130
9. Proposed Demolition Schedule	141
10. Proposed Non-Dwelling Structure Demolition	152
11. Proposed Disposition	153
12. Estimated Capital Expenditures By Development and Fund	154
13. Public Housing Five-Year Capital Fund Program	156
14. Senior Designated Housing Plan Update	157
15. Public Comments	158
16. Certifications	176
17. Submissions Required for the Receipt of Funds	182

COLLABORATIONS

MESSAGE FROM THE FORMER CEO AND THE INCOMING CEO



*Terry Peterson,
former Chief
Executive Officer
Chicago Housing
Authority*

As we enter the eighth year of the Plan for Transformation, the Chicago Housing Authority has much to be proud of: almost 15,000 units are fully rehabbed or rebuilt; work is underway at dozens of sites across the city; more than 6,000 families have relocated from dangerous, unsafe high-rises; more than 6,000 CHA residents have found work through our efforts; and more than 4,000 families have returned to new public housing communities, including the mixed-income developments at the heart of the plan. But, we still have a lot of work ahead to complete the plan and insure that CHA families have the support they need to succeed.

At this point, we expect to have at least 20,000 units complete by the end of 2009, our 10-year milestone, which will be enough to house virtually all CHA families who are legally entitled to a public housing unit as of October 1, 1999, the official start date. We expect to fulfill our commitment to rehab or rebuild 25,000 units by 2015, a date driven by a number of factors. First of all construction and labor costs have risen dramatically in recent years. Second, federal funding – for both operating and capital – has also been cut back forcing us to adjust budgets. Third, the design of our public housing units in mixed-income communities is of a higher quality than originally envisioned because we are committed to insuring that these units are indistinguishable from adjacent market-rate homes. Fourth, as we have brought more and more public and private partners to the table – including large institutions, other city agencies and private developers – the process of coordinating community development has become more and more complex, requiring more time to build consensus and finalize plans. In a few cases, there are continuing legal obstacles to progress, and lastly, we have slowed the pace of relocation from what was originally planned in large part as a result of community input.

Above all, we are determined to do this the right way so that our new mixed-income communities expand and grow in a way that keeps them both appealing and affordable to future home-buyers and working families. Meanwhile, we continue to focus on helping residents become self-sufficient, investing over \$20 million annually on the program to link CHA residents to social services – an amount that is also higher than originally anticipated.

Because of all of these investments, we can say with confidence that Mayor Daley's vision of healthy, mixed-income communities is steadily becoming a reality all across Chicago. Together we are creating a new national model of public housing for the new century that will not only strengthen neighborhoods across the city and expand our tax base, but will help lift thousands of families out of poverty and make Chicago a more humane and compassionate city for people of all incomes.

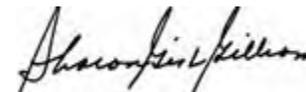


*Sharon Gist
Gilliam
Chief Executive
Officer*

Sincerely,



Terry Peterson, former Chief Executive Officer
Chicago Housing Authority



Sharon Gist Gilliam, Chief Executive Officer
Chicago Housing Authority

INTRODUCTION

The Chicago Housing Authority (CHA) created the Plan for Transformation (Plan) as a blueprint for redefining public housing in Chicago. The CHA has taken monumental steps toward revitalizing dilapidated homes and creating new affordable housing stock for low-income families by implementing provisions contained in the Plan. The Plan is far more than the revitalization of the physical properties of the CHA; it also provides assistance to public housing residents and Housing Choice Voucher Program participants who are trying to attain economic and social self-sufficiency.

On February 6, 2000, the U.S. Department of Housing and Urban Development (HUD) approved the CHA's Plan for Transformation and Moving to Work Demonstration (MTW), which provides, in part, the resources to put the Plan into action. In accordance with the MTW Agreement, the CHA is required to submit an annual plan to HUD 60 days prior to the start of the new fiscal year. Each annual plan provides HUD and the community-at-large an overview of the CHA's key goals and activities for the upcoming fiscal year.

This document serves as the CHA Final FY2007 Annual Plan for the eighth year of the Plan for Transformation. Following a 30-day public comment period, the CHA Board of Commissioners approved the FY2007 Annual Plan on October 17, 2006, and thereafter, on November 2, 2006, it was submitted to HUD.



CHAPTER ONE

Transforming Chicago's Public Housing



CHAPTER ONE: TRANSFORMING CHICAGO'S PUBLIC HOUSING

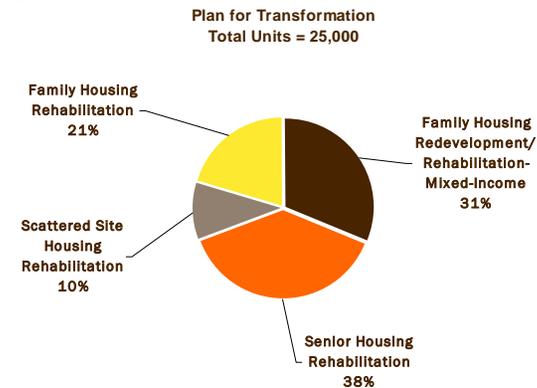
The CHA will enter the eighth year of the Plan for Transformation (Plan) in FY2007, and the extensive progress made toward achieving the lofty goals outlined in the Plan is visible throughout Chicago. The Plan, created in FY1999, called for redeveloping or rehabilitating a total of 25,000 public housing units into revitalized, quality homes for low-income families in Chicago. In FY2007, the CHA anticipates that another 1,242 public housing units in mixed-income communities, senior designated properties, and family properties will be delivered, therein completing approximately 66% (16,585 units) of the 25,000 unit goal. Units completed translate into revitalized homes for CHA families, seniors, and other low-income Chicagoans.

By the end of FY2009, the ten-year mark of the Plan, the CHA will have completed 80% of the 25,000 units. Twenty thousand (20,000) CHA families with a right to return to revitalized housing under a CHA Leaseholder Housing Choice and Relocation Rights Contract will be living in new and revitalized homes throughout the City of Chicago. The CHA expects to fulfill the commitment to redevelop and rehabilitate the remaining 5,000 public housing units by the end of FY2015.

A number of factors have caused the CHA to extend the Plan beyond the ten-year time frame. Some of the key factors include the following: considerable increase in construction and labor costs, cuts in federal funding, and enhanced design of public housing units in

mixed-income communities to complement the designs of adjacent market-rate and affordable homes.

Prior to the beginning of the Plan, HUD determined which public housing developments were not viable and required demolitions and which developments were viable, but required wide-ranging rehabilitation. The public housing developments that were not viable and required demolition are known as family housing redevelopment rehabilitation - mixed-income sites. The developments that required extensive construction work to provide suitable living conditions for residents included senior housing, scattered site housing, and several family housing sites. Meanwhile, several developments needed further analysis and were known as to be redeveloped/to be rehabilitated sites. However, in FY2006, the CHA announced plans for most of these developments. The breakdown of the 25,000 revitalized public housing units by category is demonstrated in the following pie chart:



The following pages contain information about the redevelopment and rehabilitation activities that will occur in FY2007.

FY2007 Annual Plan Unit Completion				
Development Category	Units Delivered Through FY2006*	Projected Unit Completion FY2007	Cumulative Total Number of Public Housing Units Through FY2007*	Total Units by End of Plan for Transformation
Family Housing Redevelopment/Rehabilitation - Mixed-Income	2,269	246	2,515	7,868
Senior Housing Rehabilitation	8,798	196	8,994	9,438
Scattered Site Housing Rehabilitation	2,543	0	2,543	2,543
Family Housing Rehabilitation	1,733	800	2,533	5,151
TOTAL NUMBER OF PUBLIC HOUSING UNITS	15,343	1,242	16,585	25,000
PERCENTAGE OF 25,000	61.4%	5.0%	66.3%	100.0%

*Includes units projected by year end FY2006.



The CHA will complete 1,242 public housing units through redevelopment and rehabilitation in FY2007.

Unit Completion Schedule															
Category	Development Name	Occupancy 10/1/99		Public Housing Unit Completion Schedule											Total Units by the End of Plan for Transformation
		Existing Units	Occupied Units	Actual Units Delivered through FY2005	FY2006	FY2007	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	
	Family Housing Redevelopment/Rehabilitation - Mixed-Income														
	Family Housing Redevelopment - Mixed-Income														
1	ABLA Homes	3,235	1,079	446	8	0	128	0	115	111	138	138	198	185	1,467
1	Frances Cabrini Extension North	926	152	276	0	22	120	76	78	61	67	0	0	0	700
5B	Frances Cabrini Extension South/Wm. Green Homes/1230 N. Burling	1,699	1,130	0	0	0	0	0	100	100	100	100	100	100	500
1	Governor Henry Homer Homes	1,743	682	640	34	15	55	80	0	0	0	0	0	0	824
1	Lakefront Replacement Housing	0	0	199	15	4	34	27	0	0	0	0	54	108	441
4	Lathrop Homes	925	747	0	0	0	0	0	50	50	100	100	100	100	400
4	Lawndale Complex	187	1	0	0	0	0	0	50	0	50	0	0	0	100
4	LeClaire Courts Extension	300	270	0	0	0	75	0	75	75	75	0	0	0	300
5B	Rockwell Gardens	1,136	439	20	57	0	47	47	47	46	0	0	0	0	264
5B	Stateway Gardens	1,644	689	27	0	62	38	74	40	107	91	0	0	0	439
1 & 5B	Robert Taylor Homes	3,784	1,559	110	0	83	52	64	54	63	87	108	123	107	851
1	Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes	2,891	1,426	63	63	0	74	0	73	90	40	185	126	186	900
1 & 5B	Washington Park Homes	679	342	6	0	46	40	65	0	65	0	65	46	30	363
	Family Housing Rehabilitation - Mixed-Income														
1	Hilliard Towers Apartments*	710	307	153	152	0	0	0	0	0	0	0	0	0	305
-	Fountainview	0	0	0	0	14	0	0	0	0	0	0	0	0	14
	TOTAL: Family Housing Redevelopment/Rehabilitation - Mixed-Income	19,859	8,823	1,940	329	246	541	508	457	769	744	771	747	816	7,868
	Senior Housing Rehabilitation														
2	Phases I-IV	9,480	8,044	8,798	0	0	0	0	0	0	0	0	0	0	8,798
2	Phase V: Larrabee	-	-	0	0	25	61	0	0	0	0	0	0	0	86
2	Phase VI: Flannery	-	-	0	0	85	40	0	0	0	0	0	0	0	125
2	Phase VI: Britton/Budd	0	0	0	0	86	87	0	0	0	0	0	0	0	173
2	Phase VII: Pomeroy, Kenmore	-	-	0	0	0	55	201	0	0	0	0	0	0	256
	TOTAL: Senior Housing Rehabilitation	9,480	8,044	8,798	0	196	243	201	0	0	0	0	0	0	9,438
	Scattered Site Housing Rehabilitation														
3	Scattered Sites North Central, Northeast, Southeast, Southwest, and West	2,904	2,382	2,518	7	0	0	0	0	0	0	0	0	0	2,525
4	Cabrini-Lincoln	18	18	18	0	0	0	0	0	0	0	0	0	0	18
	TOTAL: Scattered Site Housing Rehabilitation	2,922	2,400	2,536	7	0	2,543								
	Family Housing Rehabilitation														
5A	Altgeld Gardens and Phillip Murray Homes	1,998	1,713	101	286	300	401	362	293	255	0	0	0	0	1,998
4	Bridgeport Homes	155	136	25	35	35	12	0	0	0	0	0	0	0	107
5A	Dearborn Homes	800	603	0	0	100	150	150	0	0	0	0	0	0	400
4	Frances Cabrini Rowhouses	586	466	0	0	50	175	213	72	76	0	0	0	0	586
5A	Harold Ickes Homes	1,006	823	0	0	100	152	150	0	0	0	0	0	0	402
4	Lake Parc Place	300	235	300	0	0	0	0	0	0	0	0	0	0	300
4	Lawndale Gardens	128	120	0	0	62	61	0	0	0	0	0	0	0	123
4	Lowden Homes	128	115	93	34	0	0	0	0	0	0	0	0	0	127
5A	Trumbull Park Homes	486	382	189	245	0	0	0	0	0	0	0	0	0	434
4	Washington Park Low-Rises	488	226	77	90	67	48	48	0	0	0	0	0	0	330
4	Wentworth Gardens	422	386	130	128	86	0	0	0	0	0	0	0	0	344
	TOTAL: Family Housing Rehabilitation	6,497	5,205	915	818	800	999	923	365	331	0	0	0	0	5,151
GRAND TOTALS															
TOTAL NUMBER OF PUBLIC HOUSING UNITS				14,189	1,154	1,242	1,783	1,632	822	1,100	744	771	747	816	25,000
CUMULATIVE TOTAL NUMBER OF PUBLIC HOUSING UNITS				14,189	15,343	16,585	18,368	20,000	20,822	21,922	22,666	23,437	24,184	25,000	N/A
PERCENTAGE OF 25,000				56.76%	61.37%	66.34%	73.47%	80.00%	83.29%	87.69%	90.66%	93.75%	96.74%	100.00%	N/A

*Breakdown of the number of family and senior designated units at Hilliard Tower Apartments is detailed on page 16.

Corresponding IL Numbers by Development are located in Appendix 8: IL Number Translation Table.

Public Housing Unit Construction Schedule			
Category	Development Name	Units Under Construction FY2006	Units Under Construction FY2007
	Family Housing Redevelopment/Rehabilitation - Mixed-Income		
	Family Housing Redevelopment - Mixed-Income		
1	ABLA Homes	136	128
1	Frances Cabrini Extension North	119	119
5B	Frances Cabrini Extension South/Wm. Green Homes/1230 N. Burling	0	0
1	Governor Henry Horner Homes	104	70
1	Lakefront Replacement Housing	30	18
4	Lathrop Homes	0	0
4	Lawndale Complex	0	0
4	LeClaire Courts Extension	0	0
5B	Rockwell Gardens	57	0
5B	Stateway Gardens	100	100
1 & 5B	Robert Taylor Homes	83	83
1	Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes	63	0
1 & 5B	Washington Park Homes	8	46
	Family Housing Rehabilitation - Mixed-Income		
1	Hilliard Towers Apartments	152	0
-	Fountainview	14	14
	TOTAL: Family Housing Redevelopment/Rehabilitation - Mixed-Income	866	578
	Senior Housing Rehabilitation		
2	Phases I - IV	0	0
2	Phase V: Larrabee	0	40
2	Phase VI: Flannery	0	100
2	Phase VI: Britton/Budd	0	100
2	Phase VII: Pomeroy, Kenmore	0	0
	TOTAL: Senior Housing Rehabilitation	0	240
	Scattered Site Housing Rehabilitation		
3	Scattered Sites North Central, Northeast, Southeast, Southwest, and West	7	0
4	Cabrini-Lincoln	0	0
	TOTAL: Scattered Site Housing Rehabilitation	7	0
	Family Housing Rehabilitation		
5A	Altgeld Gardens and Phillip Murray Homes	286	360
4	Bridgeport Homes	35	35
5A	Dearborn Homes	0	125
4	Frances Cabrini Rowhouses	0	75
5A	Harold Ickes Homes	0	125
4	Lake Parc Place	0	0
4	Lawndale Gardens	0	85
4	Lowden Homes	34	0
5A	Trumbull Park Homes	245	0
4	Washington Park Low-Rises	108	67
4	Wentworth Gardens	185	86
	TOTAL: Family Housing Rehabilitation	893	958
TOTAL NUMBER OF PUBLIC HOUSING UNITS		1,766	1,776

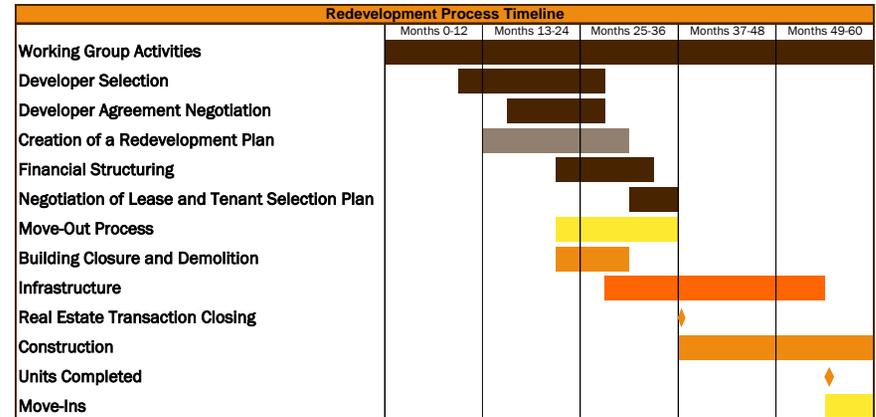
Corresponding IL Numbers by Development are located in Appendix 8: IL Number Translation Table.

FAMILY HOUSING REDEVELOPMENT/REHABILITATION AS MIXED-INCOME

The CHA's commitment to overhaul Chicago's public housing is most evident by the creation of multiple mixed-income communities where public housing, affordable, and market-rate rental units are interspersed with private homes. In FY2006, the CHA announced that the number of public housing units to become available in mixed-income communities had increased by 26.5%. The CHA was able to offer this increase in public housing by establishing revitalization plans for public housing properties that had yet to be designated for redevelopment or rehabilitation.

Over the course of the Plan, the CHA has demonstrated great progress toward completing its redevelopment/rehabilitation as mixed-income goal with 43 real estate transactions closed and over 2,000 new units of public housing built. In FY2007, the CHA will take further steps toward completing this goal by closing an additional nine real estate transactions and delivering 246 new public housing units for low-income individuals and families in mixed-income communities.

The creation of mixed-income communities is a lengthy progression of interdependent steps with overlapping timelines. Although it may vary slightly for each site, the CHA has streamlined the process of creating mixed-income communities since the beginning of the Plan. The table below provides an overview of a typical redevelopment project timeline.



Working Group

The formation of a working group is the first step in the redevelopment process. Comprised of resident leadership, CHA staff, community partners, the Habitat Company, the Gautreaux Plaintiffs' Counsel, and the City of Chicago, working groups will continue to meet in FY2007 to ensure that redevelopment proceeds as planned. A working group currently exists for the redevelopment/rehabilitation as mixed-income sites at: ABLA Homes, Frances Cabrini Extension North, Hilliard Towers Apartments, Governor Henry Horner Homes, Lakefront Replacement Housing, Lathrop Homes, LeClaire Courts Extension, Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes, Robert Taylor Homes, Rockwell Gardens, and Stateway Gardens.

Developer Selection and Agreement Negotiation

Each mixed-income community developer is selected using a competitive procurement process. Requests for Qualifications/Proposals (RFQ/P) by developers are solicited nationally, and each developer is selected by the CHA and the working group of the respective development. The selected developer must then sign a Master Development Agreement (MDA), when includes a description and timeline for the project and outlines the responsibilities of both the CHA and the developer. After receiving approval from the CHA Board of Commissioners (Board), the Habitat Company, and HUD, the MDA is signed and planning begins.

Redevelopment Site Plan

The developer, in conjunction with the CHA and the working group, creates a redevelopment site plan for each new mixed-income community. This comprehensive plan illustrates the building and land uses proposed for the new mixed-income community. It includes architectural drawings of the new buildings, proposed streets and utility networks, major landscaping features, community spaces, and parking areas to be developed. Additionally, the redevelopment site plan contains the total number of units (public housing, affordable, and market-rate) and whether they will be located on CHA-owned land (on-site) or located on parcels adjacent to or in the vicinity of CHA land (off-site).



Trying economic times have resulted in a consistent decrease in annual HUD funds. To bridge the gap between the allocated amount of federal funding and the necessary amount of federal funding, the CHA has and will continue to develop partnerships with private parties.

Financial Structuring

A significant amount of financial support from a variety of sources is required to create a mixed-income community. CHA funds are supplemented by private and public resources, which may include private mortgages, Tax Increment Financing (TIF), federal and state Low-Income Housing Tax Credits, and tax-exempt bonds. Multiple public financing sources with annually established allocations affect the size and number of transactions each year. The completion of each real estate transaction closing increases the ability of the CHA and the developer to secure financing for similar projects in the future.

Negotiation of Lease and Tenant Selection Plan

The CHA, developer, and the working group must establish specific admissions criteria and a uniform lease that will apply to all who rent market-rate, affordable, and public housing units at a mixed-income community. The CHA Minimum Tenant Selection Plan for Mixed-Income/Mixed-Finance Communities (MTSP) serves as a guide for drafting site-specific admissions criteria. Once drafted, the CHA then presents the draft tenant selection plan and lease to the public during a 30-day public comment period. Residents and other interested individuals have the opportunity to review and provide comments on the documents before they are finalized and implemented.

Building Closure and Demolition

Before construction can begin on a site, the CHA must close and demolish existing CHA-owned and occupied buildings. Prior to their closure, the CHA focuses on educating residents about available temporary and permanent housing options and providing all residents with a smooth transition from their current homes to their chosen temporary and permanent homes. Buildings will not be closed until all lease-holding residents have been notified of the building closure and have been relocated successfully to another public housing unit or to the private market using a Housing Choice Voucher.¹ A description of the move-out process and list of buildings scheduled to

close in FY2007 can be found in Chapter 3: Transitioning Families to New Communities.

Infrastructure Improvement

Improved site and community infrastructure enhances the new mixed-income communities. Once the working group and the developer agree on the details of the redevelopment site plan, the CHA collaborates with various City of Chicago Departments, sister agencies, and utility companies to create plans for new or upgraded infrastructure and public facilities. Infrastructure improvements often include upgrades to sewer lines, new street lights, new public parks, public schools, and police stations, as well as the creation of alleys and the incorporation of streets into the Chicago street grid.

Real Estate Transaction Closing

The real estate transaction closing is a significant milestone in the redevelopment process because construction begins after the closing. Once financing for a phase of redevelopment is committed, the legal documents are approved by HUD, financial papers and planning documents are fully executed, the CHA and the developer can prepare to close the real estate transaction. In FY2007, the CHA anticipates nine real estate transaction closings will occur. A list of these anticipated real estate transaction closings is found on the next page.

¹ All residents, pursuant to the CHA Leaseholder Housing Choice and Relocation Rights Contract, receive notice of building closure at least 180 days before the actual date of closure and 120 days before building consolidation.

Planned FY2007 Mixed-Income Communities Real Estate Transaction Closings

Original CHA Development Name	New Mixed-Income Community Name
ABLA Homes	Roosevelt Square Phase II Rental
ABLA Homes	Roosevelt Square Phase II For Sale
Frances Cabrini Extension North	River Village Pointe
Frances Cabrini Extension North	Parkside of Old Town Phase I Rental
Governor Henry Horner Homes	Westhaven Phase IIB For Sale
Lakefront Replacement Housing	Lake Park Crescent Phase II Rental
Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes	Oakwood Shores Phase 2A Rental
Robert Taylor Homes	Legends South Phase C-2 Rental
Robert Taylor Homes	Legends South Phase A-1 For Sale

Construction and Move-In

Construction can begin on the new mixed-income community once the real estate transaction closing has occurred and the site has been cleared of existing structures. Typically, the construction process takes 18 to 24 months from the date of the real estate transaction closing until the first unit is transferred to the CHA. As units are transferred, residents can begin to move into their new, revitalized homes. The move-in process is described in Chapter 3: Transitioning Families to New Communities.



The lengthy redevelopment process culminates with families moving into revitalized communities.

The following pages contain information on future redevelopment plans and unit delivery for:

Grace Abbott Homes/Robert H. Brooks Homes and Extension/Loomis Courts/Jane Addams Homes (ABLA)

Frances Cabrini Extension North

Hilliard Towers Apartments

Governor Henry Horner Homes

Lakefront Replacement Housing

Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes

Robert Taylor Homes

Rockwell Gardens

Stateway Gardens

Washington Park Homes

Fountainview

GRACE ABBOTT HOMES/ ROBERT H. BROOKS HOMES AND EXTENSION/ LOOMIS COURTS/ JANE ADDAMS HOMES (ABLA)

Street Boundaries: Cabrini/Blue Island/16th/Ashland

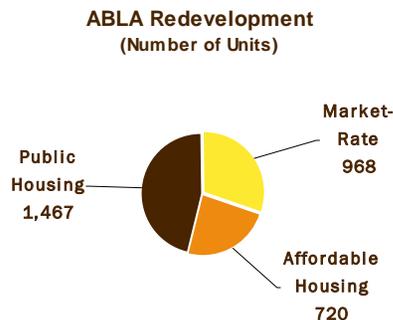
The on-site replacement housing for ABLA is known as Roosevelt Square. This development will consist of a mixture of walk-up courtyard and town house style apartments, condominiums, retail, and new parks. Roosevelt Square Phase 1 redevelopment is complete, and detailed planning began on Roosevelt Square Phase 2 redevelopment in FY2006. Phase 2 construction will start in early FY2007, and it is comprised of 128 public housing, 65 affordable, and two market-rate rental units on five city blocks along Roosevelt Road. The Phase 2 for-sale component includes a number of affordable homes, some of which will be available to Housing Choice Voucher participants through the Choose to Own Home Ownership Program.

Residents in and around Roosevelt Square will continue to enjoy the proliferation of development in the area, which includes revitalized housing as well as enhanced landscaping, new recreational facilities, and retail establishments. New single and multi-family private housing also continues to be developed in close proximity to Roosevelt Square. Developments include the conversion of the former South Water Market buildings, a historical landmark, into a large condominium complex named University Commons. Another historical landmark, the old cold storage warehouse building at 16th Street and Blue Island Avenue, is being developed into a 12-story multi-use building, which will house condominiums, restaurants, grocers, and boutiques.

ABLA Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
1,467	454	128	0	128	0	115	111	138	138	198	185

*Includes units projected by year end FY2006.



Residents of Roosevelt Square Phase I now enjoy the luxury and convenience of living in brand new buildings as opposed to their previous dilapidated buildings.

Other planned developments in the area include a new public park, playground, and plaza at Taylor and Lytle Streets to complement the retail development in Phase 2. A new fire engine station will be built near the recently completed Fosco Park Community Center, and a baseball field is planned for the south side of Fosco Park. New retail stores on Taylor Street are planned for Roosevelt Square, and these retail stores will increase area residents' access to both shopping and employment opportunities. Additionally, the Chicago Department of Transportation will add a new street and five alleys and reconstruct three blocks of existing streets in the Roosevelt Square community. These infrastructure improvements support the new mixed-income community and the surrounding neighborhood with improved public and private utilities and traffic flow.



Roosevelt Square



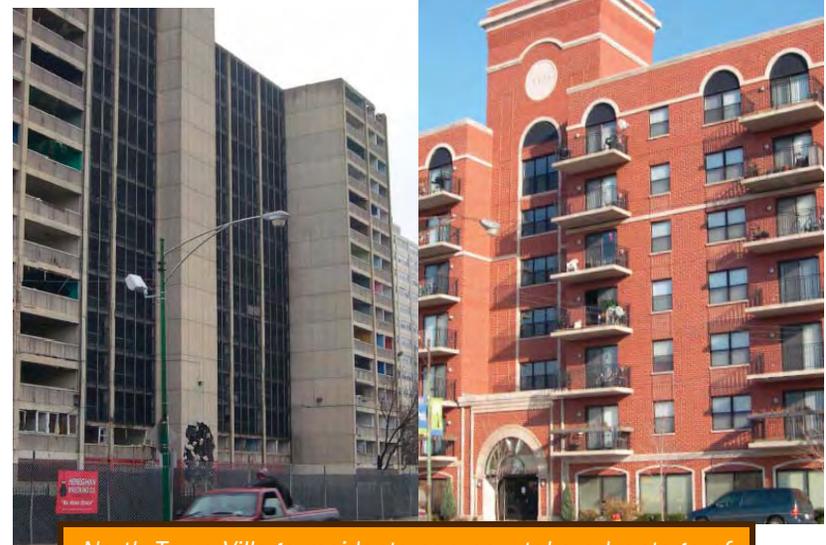
The CHA continues to develop viable communities by providing residents with landscaped courtyards and lush tree-lined streets, in addition to renovated housing.



FRANCES CABRINI EXTENSION NORTH

Street Boundaries: Clybourn/Larrabee/Division/Oak

The CHA is committed to return 700 public housing units as replacement housing for Frances Cabrini Extension North residents. Therefore, the CHA and its partners are developing on-site and off-site housing in the Old Town and River North neighborhoods. These new homes, in mixed-income communities such as Parkside of Old Town and River Village Pointe, are within walking distance of public transportation, landscaped parks, restaurants, art galleries, retail establishments, and local schools. The Chicago Park District's two-acre Seward Park, which offers neighborhood residents athletic programs, special events for families and cultural arts, is also steps away.

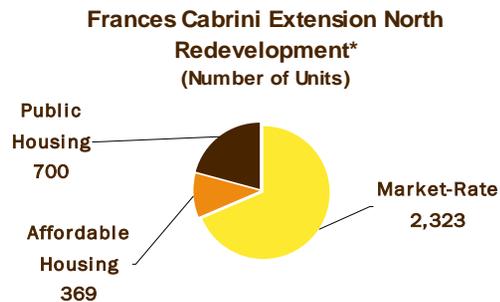


North Town Village residents can now take advantage of the warm, inviting amenities of their new mid-rise residences compared to the oppressive, dank confines of their previous gallery-style, high-rise dwellings.

Frances Cabrini Extension North Public Housing Unit Delivery Plan*

Total Planned Units	Units Delivered Through FY2006**	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
700	276	119	22	120	76	78	61	67	0	0	0

*Does not include unit delivery for Frances Cabrini Rowhouses, Extension South, and William Green Homes.
 **Includes units projected by year end FY2006.



*The above numbers do not include unit delivery for Frances Cabrini Rowhouses, Extension South, and William Green Homes.

Parkside of Old Town

The CHA will continue construction of the mixed-income community of Parkside of Old Town in FY2007. Parkside of Old Town is the first replacement housing to be built directly on the site of former Frances Cabrini Extension North high-rise buildings and will provide a total of 226 public housing, 146 affordable housing, and 404 market-rate units. The Parkside of Old Town Phase 1 will deliver 107 public housing units in mid-rise buildings and two- and three-story town houses, all of which will be under construction in FY2007. Retail

establishments also will be developed on the first floor of some of the mid-rise buildings. Sewer improvements and new water mains already have been installed by the Chicago Department of Water Management. Newly created streets and utility infrastructure will reinforce the improvements already made to the Parkside of Old Town community and will enhance the quality of living for area residents.



The CHA will continue construction on Parkside of Old Town.

River Village Pointe

The CHA will close the real estate transaction for River Village Pointe in FY2007. The off-site development, located just south of Frances Cabrini Extension North, is a modern seven-story condominium building in which the CHA will acquire 12 public housing units for occupancy in FY2007. The building offers residents indoor parking, a fire alarm system with central station alert, and energy-efficient features, such as thermal-pane insulated glass windows. Residents of River Village Pointe also may take advantage of on-site facilities such as the fitness center or enjoy their close proximity to boutiques,

restaurants, retail stores, a large supermarket, theaters, a local YMCA, and acres of beautifully manicured grounds and walkways.



Once completed, River Village Pointe will boast new homes for public housing families.

HILLIARD TOWERS APARTMENTS

Street Boundaries: Cullerton/Cermak/State/Clark

Hilliard Towers Apartments, formerly the Raymond M. Hilliard Center, will become the first mixed-income community completed under the CHA's Plan for Transformation at the end of FY2006. This former public housing development has been transformed into a 12-acre campus complete with residential rental units and new recreational facilities. The affordable and public housing apartments are housed in two honeycomb-shaped and two crescent moon-shaped towers designed by renowned architect Bertrand Goldberg. The apartment buildings feature new security entry systems, new central heating, renovated lobbies, and new laundry facilities. The renovated apartments have open floor plans with all new windows, doors, walls, floors, bathrooms, and kitchens.

The families and seniors of Hilliard Towers Apartments also enjoy site improvements such as a rose garden, basketball court, renovated outdoor amphitheater, new playground, and greatly expanded parking facilities. In FY2007, the CHA will lease and maintain the 305 public housing units and keep the property in pristine condition for residents.

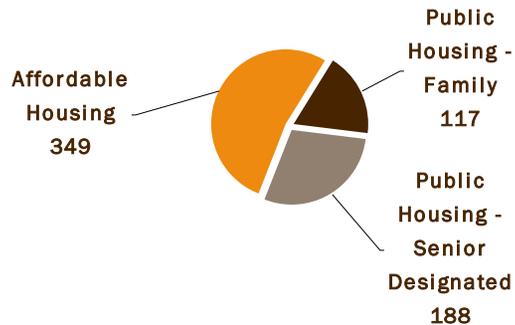
The near south side neighborhood that is home to Hilliard Towers Apartments has become an attractive market for residential development and expansion due to its proximity to downtown Chicago, McCormick Place, and cultural attractions, such as the Museum Campus and Chinatown. New retail developments, such as a large supermarket, new large general merchandise retailer, coffee shop, and a variety of restaurants, provide Hilliard Towers Apartments' residents shopping opportunities close to home. In addition to the residential and retail developments, a new Central District Police station on 18th and State Streets was completed recently.

Hilliard Towers Apartments Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
305	305	0	0	0	0	0	0	0	0	0	0

*includes units projected by year end FY2006.

**Hilliard Towers Apartments Rehabilitation
(Number of Units)**



GOVERNOR HENRY HORNER HOMES

Street Boundaries: Lake/Washington/Hermitage/Oakley

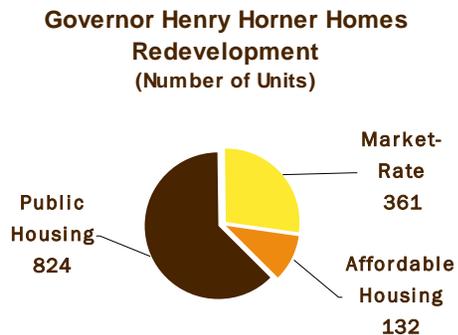
Governor Henry Horner Homes, on the near west side of Chicago, is located just minutes from downtown and near the city's medical district, multiple educational institutions, Union Park, and the United Center. Getting to and from the area is facilitated by close proximity to the Eisenhower Expressway and access to the Chicago Transit Authority's (CTA) Green Line and new Pink Line. Neighborhood amenities include: restaurants, retail establishments, parks, libraries, and social service facilities.

into five on-site sub-phases. Since the first and second sub-phases will be completed in FY2006, the CHA and the developer will focus on the construction of the third sub-phase in FY2007. This sub-phase, Westhaven Park Phase IIB, will include 127 rental units, 70 of which will be leased to public housing families. The buildings will have one through four bedroom apartments and be interspersed among commercial and home ownership buildings. The developer plans to complete 15 public housing units in FY2007.

Governor Henry Horner Homes Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
824	674	70	15	55	80	0	0	0	0	0	0

*Includes units projected by year end FY2006.



Westhaven Park, the name given to Phase II of redevelopment of Governor Henry Horner Homes, is being built with contemporary architecture and landscaped gardens. The redevelopment is divided



Westhaven Park

The Chicago Department of Transportation will continue refurbishing Lake Street and complete a new Maypole Street and two new alleys to serve residents in Phase IIB. Meanwhile, the Chicago Department of Water Management will provide new sewer and water lines for Westhaven Park. In FY2007, Chicago Public Schools will make improvements to Suder School, located in the middle of Westhaven Park.

LAKEFRONT REPLACEMENT HOUSING

Street Boundaries: Various

Lakefront Replacement Housing will provide on-site, off-site, and scattered site permanent homes for residents of the former Lake Michigan Homes in community developments such as Lake Park Crescent and Jazz on the Boulevard. Upon completion, the CHA will have 120 units on-site at Lake Park Crescent, 30 units off-site at Jazz on the Boulevard, and 291 units scattered in the North Kenwood/Oakland and other Chicago communities. Residents of these communities will be able to benefit from the multiple area attractions, which include: Lake Michigan, numerous parks, museums, fine restaurants, retail establishments, and educational institutions.

Lake Park Crescent

Street Boundaries: 40th/42nd/Oakenwald/Lake Park

In FY2007, the CHA plans to close the real estate transaction for Lake Park Crescent Phase II Rental, which will contain 47 public housing units, 19 affordable units, and 15 market-rate units. This on-site development will be a combination of town houses, single family homes, two-flats, a mid-rise building, and a fourteen-story glass tower, adjacent to the new 2.8 acre Lake Park Crescent Park. The Park's completion is planned for FY2007 and includes a play area for children with swings, slides, and a water feature. The City of Chicago plans to build a pedestrian bridge linking the Park with Burnham Park on the lakefront.

Lakefront Replacement Housing Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
441	214	18	4	34	27	0	0	0	0	54	108

*Includes units projected by year end FY2006.

**Lakefront Replacement Housing Redevelopment
(Number of Units)**



Lake Park Crescent



Full exterior masonry and custom landscaping make Lake Park Crescent a beautiful and inviting mixed-income community for prospective families. Landscaped streets, courtyards, and common areas are being created to encourage a community environment. The Chicago Department of Transportation will complete East 42nd Street and South Oakenwald Avenue in FY2007, as well as reconstruct South Lake Park Avenue between East 40th Street and East 42nd Place. Given that the Cottage Grove Corridor is attracting a variety of retail businesses to the community, private investment in this area is expected to increase in FY2007. The CHA has partnered with the developer, as well as cultural and non-profit organizations, to form the Lake Park Crescent Service Collaborative. This organization was created to respond to the community building needs of the Lake Park Crescent residents and the surrounding community.

Jazz on the Boulevard

Street Boundaries: 41st/43rd/Drexel/Cottage Grove

Jazz on the Boulevard contains 30 public housing, 36 affordable, and 71 market-rate for-sale units in a 137-unit, four-acre development. This new mixed-income community features lush greenery and Victorian-style architecture with stone detailing, bay windows, private balconies, and arches. The final two public housing units will be under construction and completed in FY2007. Living in either single family rowhouses or condominiums, families enjoy amenities such as bright and spacious floor plans, in-unit laundry hook-ups, and wiring for cable. The Jazz on the Boulevard courtyard was designed to

enhance a sense of community while providing a space for adults to socialize and children to play.



Jazz on the Boulevard

MADDEN PARK/IDA B. WELLS HOMES AND EXTENSION/CLARENCE DARROW HOMES

Street Boundaries: 35th/Pershing/Martin Luther King Drive/Ellis

Madden Park, Ida B. Wells Homes and Extension, and Clarence Darrow Homes have been renamed Oakwood Shores. It is a 94-acre development that will support the revitalization of the historic Bronzeville neighborhood. The CHA and the developer will blend this mixed-income community into the traditional Chicago architecture of the surrounding neighborhood by adding tree-lined streets and sidewalks, brick or stone construction, and detailed landscaping. The Chicago Department of Transportation will build four new streets as well as make various infrastructure investments including new alleys. The new street framework will re-establish the traditional Chicago street grid in the community.

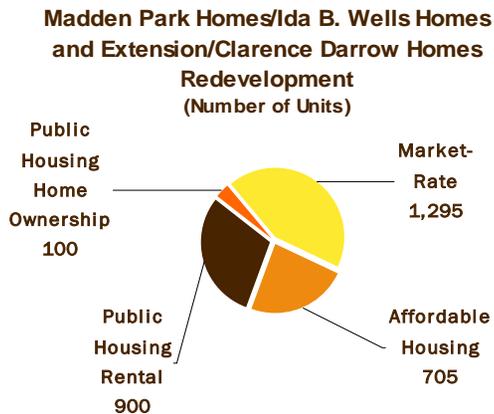
Oakwood Shores Phase 2

The second phase of Oakwood Shores is divided into three parts, two of which are rental, and one home ownership phase named The Arches at Oakwood Shores. The architectural design for Oakwood Shores includes patios, decks, balconies, and landscaped walkways. Home amenities include modern kitchens, energy-efficient windows, and smoke and carbon monoxide detectors. The CHA plans to close the real estate transaction for Phase 2A in FY2007, and it will include rental units for 74 public housing, 60 affordable, and 53 market-rate families.

Madden Park Homes/Ida B. Wells Homes and Extension/Clarence Darrow Homes Public Housing Unit Delivery Plan*

Total Planned Units	Units Delivered Through FY2006**	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
900	126	0	0	74	0	73	90	40	185	126	186

*The 100 home ownership units for public housing residents are not included in this number.
**Includes units projected by year end FY2006.



Oakwood Shores



The Arches at Oakwood Shores

Phase 1 of The Arches at Oakwood Shores is comprised of 130 market-rate and affordable for-sale units; 12 of the affordable for-sale units will be set aside for public housing residents to purchase. Eight-six (86) of the units will be under construction in FY2007.



Affordable homes will be set aside at the Arches at Oakwood Shores for public housing families to purchase.

Just steps away from Lake Michigan, residents of Oakwood Shores can enjoy the outdoors at nearby public parks, including the recently opened Mandrake Park that houses a multi-purpose athletic field, a running track, and a landscaped border to buffer the park from traffic. Madden and Ellis Parks, also located nearby, offer residents additional walking trails, exercise facilities, and park district

programs. Additionally, the area is rich with educational institutions, such as the renowned University of Chicago and the University of Chicago Donoghue Charter School.

As revitalization has taken place, private and public interest in the area that supports and encourages community development and retail growth has increased. Commercial development continues near Cottage Grove Avenue and Pershing Road as a result of efforts to introduce new commercial investments and preserve architecturally and historically significant buildings in the area. The Chicago Department of Transportation will support the community by constructing new streets at 38th Street, 38th Place, and Langley Boulevard.

ROBERT TAYLOR HOMES

Street Boundaries: 39th/54th/State/Federal

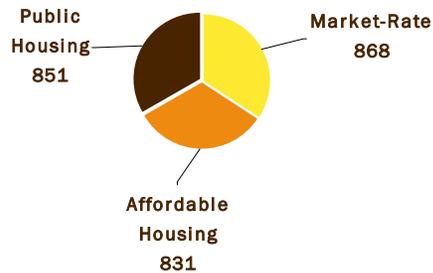
Legends South was selected as the name for the mixed-income community that will replace Robert Taylor Homes, which formerly contained 28 gallery-style high-rise buildings. Legends South will be comprised of more than 2,500 new residential units and will be located on a two-mile stretch of land on the south side of the city. Each of the several phases of redevelopment will have community facilities, new streets and utility infrastructure, and integrated commercial spaces. Because commercial development is an essential part of the Legends South redevelopment plan, a large commercial development at the corner of 39th and State Streets will host a variety of retail stores. Legends South offers its residents amenities which include: modern kitchen appliances, cable-ready units, off-street parking, beautifully landscaped grounds, wall-to-wall carpet, and on-site maintenance and property management.



Legends South

The CHA plans to close the real estate transactions for two phases of Robert Taylor Homes redevelopment in FY2007: (1) an off-site rental development that will be comprised of 52 public housing units, 44 affordable units, and 20 market-rate units in two-, three- and six-flat buildings; and (2) an on-site for-sale development containing 47 market-rate single detached homes, two-flats, and condominiums in six-flat buildings. Throughout FY2007, the CHA will work on the legal, financial, and planning documents required for these real estate transaction closings. The Chicago Department of Transportation will continue to improve the area by making enhancements to area alleys and streets. Retail expansion will continue along 43rd Street in FY2007.

Robert Taylor Homes Redevelopment
(Number of Units)



Robert Taylor Homes Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
851	110	83	83	52	64	54	63	87	108	123	107

*Includes units projected by year end FY2006.



Hansberry Square

Hansberry Square, the first on-site phase of Legends South, will be completed in FY2007. The 83 public housing, 68 affordable, and 30 market-rate units will be located in a variety of building types, including: two- and three-flats, duplexes, town houses, and a six-flat courtyard building. Residents of Hansberry Square will be able to enjoy programs and services offered by nearby Metcalfe Park, which provides walking trails, tennis courts, a spray pool, and baseball fields.



Groundbreaking occurred at Hansberry Square in FY2006, and construction on this first on-site phase of Legends South redevelopment is scheduled for completion by the end of FY2007.

ROCKWELL GARDENS

Street Boundaries: Madison/Van Buren/Western/Rockwell

West End is the new name for the Rockwell Gardens redevelopment. The first phase of redevelopment, Jackson Square at West End, will be completed in FY2006. The CHA will focus on Rockwell Gardens Phase II Rental development in FY2007. To that end, the CHA will collaborate with the Chicago Department of Water Management to install new sewer lines on site and with the Chicago Department of Transportation to construct new streets and alleys to serve the community.



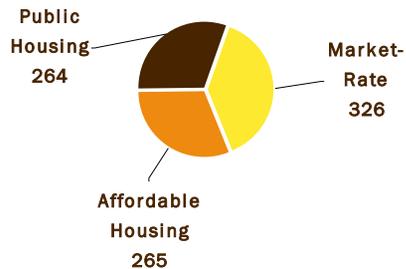
Rockwell Redevelopment

Rockwell Gardens Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
264	77	0	0	0	47	47	47	46	0	0	0

*Includes units projected by year end FY2006.

**Rockwell Gardens Redevelopment
(Number of Units)**



West End will be a mixed-income community constructed on the site of the former Rockwell Gardens public housing complex with a mixture of two-, three-, and six-flats and eight-unit buildings. Its close proximity to downtown provides residents quick access to the Chicago Loop. Residents can enjoy nearby Touhy-Herbert Park, which hosts the popular Movies in the Park events as well as various sports, walking trails, and day camps for children.

STATEWAY GARDENS

Street Boundaries: 35th/39th/State/Federal

For the first on-site phase of redevelopment at Stateway Gardens, seven architects were selected to design diverse housing opportunities that would accommodate the different lifestyles of residents in the new mixed-income community. The result of this collaboration was an award-winning master redevelopment plan that will be implemented in multiple phases.

The first off-site mixed-income development completed in FY2005, The Pershing, has been home to CHA families for over a year. The Pershing was the first completed phase of Stateway Gardens redevelopment, providing 27 public housing and 53 affordable units.



Park Boulevard

Park Boulevard

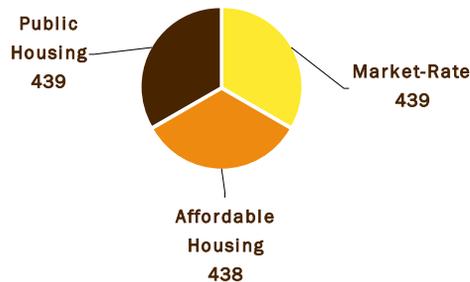
In FY2007, redevelopment will continue at Stateway Gardens' first on-site phase, Park Boulevard. In this phase, 311 total units will be constructed within multi-use elevator buildings, three-, five-, and six-flats, town houses, and single family homes. Sixty-two (62) of the 100 total CHA replacement units will be delivered in this phase and ready for occupancy in FY2007. Park Boulevard affords mixed-income residents all of the amenities and opportunities of urban life in a new, architecturally rich community. Energy-efficient technology, distinctly-styled brick and stone homes, outdoor living spaces, backyards, and private parking areas make these new homes both modern and comfortable.

Stateway Gardens Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
439	27	100	62	38	74	40	107	91	0	0	0

*Includes units projected by year end FY2006.

Stateway Gardens Redevelopment
(Number of Units)



Additionally in FY2007, the CHA will continue to work with the City of Chicago, the Stateway Gardens Working Group, and the developer to finalize planning and development for the on- and off-site portions of Phase 2. Consistent with the master redevelopment plan, Phase 2 will deliver diverse mixed-income housing opportunities on pedestrian-friendly streets. Although planning is not finalized, Park Boulevard's Phase 2 on-site will contain a minimum of 211 units.

Park Boulevard residents will enjoy many urban amenities that include close proximity to Chicago parks and universities as well as easy access to the downtown area. During the year, the Chicago Department of Water Management will continue to construct new sewage and water lines for future development phases. The Chicago Department of Transportation also has plans for improvements to State Street that will include new street construction, lighting, and landscaping.

The historic and culturally rich Bronzeville community, where Stateway Gardens is located, is undergoing extraordinary revitalization. The City of Chicago and other public and private entities continue to invest significant resources into the area to attract new residents and businesses. The Chicago Park District's Stateway Park offers programming for adults and children, including summer day camp, sports leagues, and fitness opportunities. The CTA's \$280 million Dan Ryan Red Line Rehabilitation Project provides area residents with improved public transportation.

Stateway Gardens is a neighbor to the Illinois Institute of Technology (IIT), which is undergoing renovations and constructing its new Technology Park. IIT's progressive campus development includes the new McCormick Tribune Campus Center, State Street Village, and renovation work on the architecturally renowned Crown Hall. IIT serves on the Stateway Gardens Working Group, and, in support of the redevelopment, has initiated an employer-assisted housing program offering financial incentives for IIT staff and students to purchase units in Park Boulevard.

Stateway Gardens' good neighbor to the west is U.S. Cellular Field, home of the 2005 World Champion Chicago White Sox. The White Sox organization also serves on the Stateway Gardens Working Group, supporting CHA redevelopment throughout the Plan for Transformation.

WASHINGTON PARK HOMES

Street Boundaries: Various

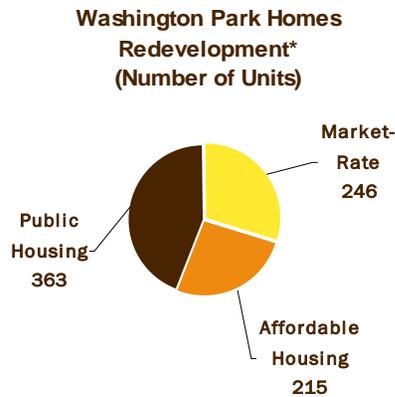
The CHA is revitalizing Washington Park Homes into new mixed-income communities through both redevelopment and rehabilitation. When complete, the CHA anticipates that the redevelopment will yield 363 public housing, 191 affordable, and 171 market-rate units.

Washington Park Homes Public Housing Unit Delivery Plan*

Total Planned Units	Units Delivered Through FY2006**	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
363	6	46	46	40	65	0	65	0	65	46	30

*Does not include unit delivery for Washington Park Low-Rises.

**Includes units projected by year end FY2006.



*The above numbers do not include unit delivery for Washington Park Low-Rises.

public housing units in the new mixed-income community. St. Edmund's Meadows is comprised of a total of 56 rehabilitated three- and four-bedroom rental units. By the end of FY2007, the CHA will deliver eight public housing units, completing this phase of the revitalization project.



St. Edmund's Meadows

St. Edmund's Meadows Street Boundaries: 57th/62nd/Michigan/Wabash

One part of this revitalization includes the creation of a mixed-income community known as St. Edmund's Meadows, which is conveniently located close to public transportation and the lakefront. The CHA exchanged scattered site units with the developer to receive 14

Keystone Place Street Boundaries: 63rd/66th/Ingleside/Greenwood

Construction at Keystone Place will continue into FY2007, and a total of 38 public housing units are set to be developed. The overall mixed-income community will consist of traditional two-, three-, and six-flats that contain 38 public housing, 24 affordable, and seven

market-rate rental units, as well as 68 for-sale homes. Residents and home owners will benefit from modern security systems, internet and cable wiring, and window treatments.



The Woodlawn Community, where Keystone Place is located, has experienced a recent resurgence of housing and commercial development. The City of Chicago has supported this revitalization by making street infrastructure improvements ranging from new lamp posts to new streets and sidewalks. Keystone Place residents will have access to the South Side YMCA at Stony Island Avenue and 63rd Street, where they can enjoy family-based recreational programs, after-school activities, sports, miniature golf, and summer camps.

Additional assessment and planning for future redevelopment of Washington Park Homes will continue throughout FY2007. A RFP to choose a developer for a new mixed-income community at Cottage Grove Avenue and 44th Street will be released. This new development will be comprised of approximately 40 public housing units, 40 affordable units, and 40 market-rate units.

FOUNTAINVIEW

Street Boundaries: Douglas/Independence/13th/Ridgeway

The CHA closed the real estate transaction for Fountainview, and construction began on this new mixed-income community in FY2006. The CHA provided the developer with scattered site units in exchange for 14 completed public housing units, which will all be under construction and delivered in FY2007. Residents of Fountainview, located in the Lawndale neighborhood of Chicago, will have a beautiful view of Harold Washington Square, renamed and rededicated in memory of former Chicago Mayor Harold Washington.



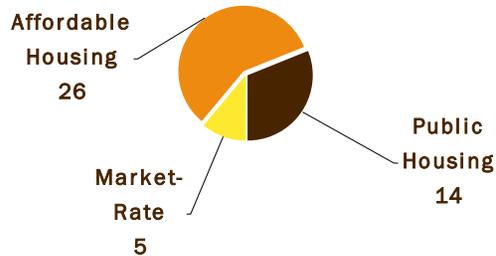
Fountainview

Fountainview Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
14	0	14	14	0	0	0	0	0	0	0	0

*Includes units projected by year end FY2006.

**Fountainview Redevelopment
(Number of Units)**



Fountainview residents also will benefit from the revitalization of the surrounding community that includes: a shopping center, housing, and daycare centers. Furthermore, residents will be able to access both branches of the CTA Blue Line and the new Pink Line, Interstate 290, and multiple bus routes. In the summer months, residents can take advantage of the Lawndale Chicago Farmers' Market or stroll through nearby Douglas Park and visit the monumental garden shelter, known as Flower Hall.

ADDITIONAL PROPERTIES TO BE REDEVELOPED

The CHA will conduct planning activities in FY2007 for the following properties that will be redeveloped as a part of the Plan for Transformation: Frances Cabrini Extension South, Lathrop Homes, Lawndale Complex, LeClaire Courts Extension, and William Green Homes. The CHA will solicit and evaluate redevelopment plans for many of these sites in FY2007.

Frances Cabrini Extension South and William Green Homes

Street Boundaries: Orleans/Hudson/Wendell/Chicago and Larrabee/Halsted/Clybourn/Division

The CHA will work to formulate redevelopment plans for Frances Cabrini Extension South, William Green Homes, and 1230 North Burling.

Frances Cabrini Extension South/William Green Homes/1230 N. Burling Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
500	0	0	0	0	0	0	100	100	100	100	100

*Includes units projected by year end FY2006.

Lathrop Homes

Street Boundaries: Clybourn/Damen/River North

The CHA plans to provide up to 1,200 units, including 400 public housing units, at Lathrop Homes. The CHA plans to solicit a development team and finalize a master redevelopment plan for this mixed-income community in FY2007.

Lathrop Homes Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
400	0	0	0	0	0	0	50	50	100	100	100

*Includes units projected by year end FY2006.

Lawndale Complex

Street Boundaries: Roosevelt/Ogden/Talman/Fairfield

The CHA will solicit and evaluate development proposals for Lawndale Complex at which the CHA plans 300 homes both on- and off-site. Development in the surrounding area continues, as the Chicago Christian Industrial League completes construction of a new 105,000 square-foot courtyard facility featuring transitional housing, an expanded training center, a health facility, recreational areas, and a landscape training center. The federal government also has contributed to the area's development by building a new \$125 million Federal Bureau of Investigation (FBI) facility.

Lawndale Complex Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
100	0	0	0	0	0	50	0	50	0	0	0

*Includes units projected by year end FY2006.

LeClaire Courts Extension

Street Boundaries: 42nd/Laramie/44th/Cicero

The CHA anticipates providing 300 on- and off-site public housing units as replacement housing for LeClaire Courts Extension. In

FY2007, the CHA will collaborate with the Chicago Department of Planning and Development to procure a developer for this site. Once a developer has been selected, the CHA, working in conjunction with the City of Chicago and other stakeholders, will continue evaluating both housing and commercial development opportunities around LeClaire Courts Extension. The LeClaire Courts Extension Working Group will work with the selected developer to plan land use and housing development, as well as a Tax Increment Finance District

plan. The Chicago Departments of Transportation, Planning and Development, and Water Management will work to provide improved streets, sidewalks, utility and cable lines, and new sewer and water lines.

LeClaire Courts Extension Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
300	0	0	0	0	75	0	75	75	75	0	0

*Includes units projected by year end FY2006.



While redevelopment plans are underway for LeClaire Courts Extension, the CHA has renovated common areas and repaved parking lots.

Senior, Scattered Site, and Family Housing Rehabilitation

In addition to creating mixed-income communities, the CHA will continue to rehabilitate senior designated and family properties in FY2007. Renovations to individual units will include added amenities and household improvements, such as new floors, lighting, windows, and kitchen appliances. Additionally, considerable improvements will be made to building exteriors, landscaping, and common areas, such as the entryways and laundry rooms. The CHA also will ensure that a significant number of homes and common areas within each community are both accessible and adaptable to people with disabilities.



Construction crews are hard at work completing renovations to the buildings at CHA rehabilitation sites.

The senior and family housing rehabilitation process requires a different approach than the one taken toward redevelopment. The goal during rehabilitation is to minimize the impact of construction on residents. For each rehabilitation project, the CHA must consider available federal and private funding, as well as occupancy rates for many of the existing buildings. Rehabilitation requires a collaborative

effort by residents, the CHA, City of Chicago departments and sister agencies, local community members, and private organizations. These partners are what make rehabilitation work possible and continue its success.



Upon completion, the rehabilitated senior, scattered site, and family housing will provide residents with manicured walkways and sculpted gardens.

For rehabilitation activities, the CHA follows the established process outlined below.

Working Group

Family rehabilitation sites have working groups. They consist of members who represent parties interested in the property's renovation.

Financial Structuring

Unlike the variety of funding resources utilized for mixed-income communities, CHA capital funds are the primary resource for the rehabilitation program. Bond refund proceeds are an additional source of capital for rehabilitation. Money is allocated for rehabilitation through the capital budget, and each financial transaction must be approved by the CHA Board. Due to the considerable amount of renovation underway, multiple financial transactions are often needed for each rehabilitation site. This results in a sometimes lengthy process to ensure sufficient funding is available for each rehabilitation property.

Rehabilitation Plan

A rehabilitation plan, which lays out site use, is created for each site. This plan illustrates the number of units, placement of fire lanes, and increase in green space. Architects and urban planners assist the working group to make sure that the rehabilitation plans take into consideration the surrounding community, building conditions,

current occupancy levels, and future needs. The CHA and the working groups consult with one another to ensure that the final site design is distinctive and fulfills the site's requirements. The rehabilitation plan also includes substantial renovations to building and structural systems, as well as aesthetic enhancements to unit interiors, building exteriors, and common areas.



New roofs at Lowden Homes bring residents added protection from environmental hazards and energy-efficient cost savings.

Construction

Most of the housing stock slated for rehabilitation by the CHA has endured nearly a century of wear and tear. Therefore, to revitalize this housing, extensive rehabilitation is required for each property. Some examples of the renovations include making improvements to the heating and electrical systems and exterior work, such as tuck-

pointing, façade restoration, new roofing, plumbing, and window replacement.

Additionally, during both rehabilitation and redevelopment, the CHA must ensure compliance with local and federal ADA/Section 504 regulations regarding the number and features of units that will be accessible, and according to the Illinois Accessibility Code, adaptable for people with disabilities. Compliance with these laws and regulations may require the CHA to combine units during rehabilitation to make a unit accessible or adaptable to individuals with disabilities. This conversion ultimately may reduce the total number of units at a site when rehabilitation is complete.



The CHA has collaborated with public and private partners to finance site rehabilitations, which will extend well beyond building improvements.

Relocation and Leasing

The CHA strives to minimize the need for off-site relocation from the properties undergoing rehabilitation by concentrating construction activity in pockets of vacant units. Whenever possible, the CHA will move a family directly to their newly rehabilitated unit after construction is complete, thus eliminating the need for temporary housing. Rehabilitated units are occupied in accordance with the priorities in the CHA Leaseholder and Housing Choice Relocation Rights Contract and the Admissions and Continued Occupancy Policy.

The following portions of this chapter provide the FY2007 plans for the rehabilitation of the senior, scattered site, and family housing properties.



Throughout the rehabilitation process, the CHA will continue to create new homes in viable communities.

Senior Housing Rehabilitation

The CHA endeavors to provide revitalized housing for adults age 62 or older at its senior designated properties. During FY2006, the CHA focused on the site plan and design for the fifth and sixth phases of senior housing rehabilitation. Additionally, the CHA began working with HUD to create a groundbreaking funding structure for the rehabilitation of Britton Budd Apartments. Through this collaboration, the CHA and HUD look to fund the rehabilitation and management costs through a combination of public housing subsidies, Low-Income Housing Tax Credits, and project-based voucher subsidies. It is anticipated that construction will start on the Britton Budd Apartments, Flannery Apartments, and Larrabee Apartments in FY2007, and leasing will continue throughout the remaining senior designated properties.

Because some of the buildings, such as Pomeroy Apartments and Kenmore Apartments, were former Single Room Occupancy hotels, the CHA will have to add individual kitchens and bathrooms, as well as complete other general upgrades to flooring, paint, and electrical systems. Common area improvements will include new mailboxes, updated laundry rooms, and new flooring throughout the buildings. The CHA will add improved landscaping and pathways to encourage residents to socialize with each other and enjoy the outdoors. Also, the CHA may add accessibility ramps and widen entranceways, if the buildings lack accessible entrances.

Leasing and maintenance efforts by the CHA will continue at the senior designated properties that have already been rehabilitated under the Plan for Transformation. Units will be leased to eligible senior residents who choose to relocate to these properties, as well as to qualified individuals on the respective site-based wait lists. In accordance with the FY2005 Senior Designated Housing Plan, an applicant to CHA senior designated properties must be 60 years of age or older to apply, and the head of household must be 62 years of age or older.



The CHA offers its residents age 62 or older the option of residing in a senior designated building, with programs and services geared toward the mature resident population.

Scattered Site Housing Rehabilitation

CHA scattered site units are dispersed throughout the city and grouped into five regional areas: North Central, Northeast, Southeast, Southwest, and West. These units are generally rowhouses or three-flats and are indistinguishable from the market-rate units surrounding them. The CHA will fulfill its commitment to rehabilitate 2,543 scattered site units by the end of FY2006. In FY2007, the CHA will continue to convert scattered site units into accessible units to meet local and federal mandates for accessibility, as well as complete site and common area work at some buildings.



The CHA continues to lease scattered site housing that is indistinguishable from non-subsidized homes.

The rehabilitation of the scattered site units included structural, mechanical, and building system improvements. Based on need, units received new kitchen cabinets, countertops, increased closet space, new bathroom sinks and fixtures, new lighting, and newly painted walls. Exterior improvements on most buildings and redesigned landscaping have supported the blending of these units into their neighborhoods. Moving forward, the CHA will work to maintain the rehabilitated scattered site units occupied by public housing families and eligible members of the community where the units are located.



Based on need, many rehabilitated scattered site homes received newly laid or refinished flooring.



Many scattered site homes have picturesque bay or box windows.

Family Housing Rehabilitation

In FY2007, the CHA will rehabilitate a total of 800 units at family housing sites. Rehabilitation will include improvements to individual units, building exteriors, and common areas. Additionally, work will be conducted to ensure units and common areas are accessible and/or adaptable to residents with disabilities, which may require the CHA to combine units to make a unit accessible or adaptable. City of Chicago departments and utility companies will continue to install new electrical connections and water mains, as well as repair damaged sewers, catch basins, manhole covers, streets, and sidewalks.

Overall, the family housing rehabilitation program has had a positive impact on the community, as demonstrated by the growing number of neighborhood amenities sprouting up near each CHA property undergoing rehabilitation.



Rehabilitation efforts at Lowden Homes extend well beyond the periphery of the buildings. Residents are greeted by manicured green space in a brightly lit courtyard, which facilitates community interaction.

Changing the Landscape of Public Housing

The CHA, in collaboration with landscape architects, has been able to create vibrant public spaces with broader social impact. Public spaces are being integrated into the fabric of each revitalized community. These changes are visible already at many family housing sites including Altgeld Gardens, Bridgeport Homes, and Lowden Homes.

The designs used at Altgeld Gardens allow CHA residents to come together in their new shared outdoor space. Park benches uniquely situated in a concrete courtyard, as well as freshly planted trees, shrubberies, and flower gardens provide residents with a place to sit, relax, and enjoy their surroundings. Landscape updates to Bridgeport Homes further exemplify its collegial nature and welcoming design. Residents will find a new park area filled with picnic tables for family or community gatherings and freshly paved walkways lined with flowers and fencing. Meanwhile, Lowden Homes has been transformed into a recreational oasis for children and families to work and play. A multi-faceted play lot encourages children of all ages to enjoy the ornate landscape of their new environment, and a large patio area facilitates community interaction for all residents. These improvements to CHA properties, as well as forthcoming enhancements, are transforming traditional public housing developments that are being rehabilitated into inviting places to call home.

The following pages contain information on future rehabilitation plans and unit delivery for:

Altgeld Gardens and Phillip Murray Homes

Bridgeport Homes

Dearborn Homes

Frances Cabrini Rowhouses

Harold Ickes Homes

Lake Parc Place

Lawndale Gardens

Lowden Homes

Trumbull Park Homes

Washington Park Low-Rises

Wentworth Gardens

Altgeld Gardens and Phillip Murray Homes

Street Boundaries: St. Lawrence/130th/Doty/133rd

The rehabilitation of Altgeld Gardens and Phillip Murray Homes is subdivided into five phases. Infrastructure has been laid throughout the site, and work on phase 1 has begun. Since construction of 387 units in phase 1 is scheduled for completion by the end of FY2006, the CHA will continue rehabilitation work on phases 2 and 3 throughout FY2007. The CHA plans to deliver 300 units at Phillip Murray Homes by year end.

Altgeld Gardens and Phillip Murray Homes Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
1,998	387	360	300	401	362	293	255	0	0	0	0

*includes units projected by year end FY2006.

Development plans include renovating units and common areas, as well as improving building systems. Unit renovations will provide new bathtubs, toilets, sinks, kitchen cabinetry, and lighting fixtures. Additionally, the CHA changed the floor plans slightly to provide for more efficient kitchens. Exterior improvements are highlighted by repaved parking lots, landscaping with generous green space, and additional lighting. The CHA also is replacing windows and doors and placing new canopies above each front door.

Altgeld Gardens and Phillip Murray Homes are surrounded by a number of public facilities, such as the Altgeld Public Library, Carver School, and Carver Park. Carver Park offers residents activities such as free swimming, day camp for children, and teen baseball and

basketball teams. The Chicago Department of Transportation also recently repaired sidewalks and curbs alongside the property. Numerous private real estate developers are contributing to the neighborhood revitalization by rehabilitating old properties for-sale, thereby upgrading private housing opportunities within the community.



Many CHA homes undergoing rehabilitation will receive new infrastructure, as well as new sidewalks and roads in and around the property.

Bridgeport Homes

Street Boundaries: Lituania/31st/Halsted/32nd

Bridgeport Homes is located on the southwest side of Chicago, near U.S. Cellular Field. Rehabilitation of the site’s 107 units will continue throughout FY2007, wherein 35 units will be completed for delivery during the year. The units will offer residents upgraded kitchen cabinets and new appliances, bathroom fixtures, interior doors, closet doors, and air conditioning. The CHA also will renovate building exteriors, repair façades, upgrade electrical, plumbing, and heating systems.

Total Number of Units to be Rehabilitated	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
107	60	35	35	12	0	0	0	0	0	0	0

*Includes units projected by year end FY2006.

The Public Building Commission is constructing a new Ninth District Police Station at the intersection of 31st and Halsted Streets. The new 42,000 square foot police station on Halsted Street includes a community room for Chicago Alternative Policing Strategy (CAPS) meetings and a secure viewing and line-up room to protect crime victims and witnesses. Technological improvements, such as a fiber optic network for faster 911 emergency services and Local and Wide Area Networks for computer and cable connections, will improve police effectiveness as the District seeks to protect and promote residents' safety.



Bridgeport Homes continues to undergo interior and exterior rehabilitation, improving upon buildings' structural façade, installing new entryways, and updating kitchen appliances and cabinetry.

Dearborn Homes

Street Boundaries: 30th/Federal/27th/State

The CHA will rehabilitate Dearborn Homes. The 16 mid-rise nine-story buildings are located on a large parcel of land in the Douglas community. Currently, the CHA is working on the rehabilitation plan with the Dearborn Homes Working Group and anticipates that construction will start in FY2007. One hundred (100) homes are planned for delivery by the end of FY2007.

At Dearborn Homes, residents will have access to Williams Park, which offers basketball courts, a walking trail, and an outdoor water play area. Additionally, the Williams Elementary School was recently re-opened with accelerated learning programs and innovative educational techniques that were developed with input from the community. The rehabilitation of Dearborn Homes is part of the City of Chicago's effort to revitalize the State Street corridor. A master planner has been retained to ensure that the development is reintegrated into the surrounding community and that families have the amenities and services that they need.

Total Number of Units to be Rehabilitated	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
400	0	125	100	150	150	0	0	0	0	0	0

*Includes units projected by year end FY2006.

Frances Cabrini Rowhouses

Street Boundaries: Chicago/Hudson/Oak/Larrabee

The Frances Cabrini Rowhouses, historically and architecturally significant to the City of Chicago, are being rehabilitated under the Plan for Transformation. Renowned architects, including Ernest Grunsfeld Jr., who designed the Adler Planetarium, and Henry Holsman, an associate of Frank Lloyd Wright, were among those contributing to the buildings' design. Construction on the Frances Cabrini Rowhouses is scheduled to begin in FY2007 and will result in the completion of 50 units. While construction is taking place, residents can benefit from the restaurants, shops, entertainment venues, and other cultural and business amenities that the dynamic River North and Old Town neighborhoods have to offer.

Frances Cabrini Rowhouses Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
586	0	76	50	175	213	72	76	0	0	0	0

*Includes units projected by year end FY2006.

Harold Ickes Homes

Street Boundaries: Cermak/State/25th/Federal

Harold Ickes Homes will be rehabilitated as a traditional public housing family development. Currently, the CHA is working on the rehabilitation plan with the Harold Ickes Homes Working Group. In FY2007, construction will begin on 125 units, and 100 units will be delivered to CHA families by the end of the year.

Recent additions to the neighborhood's growing list of amenities include a new police station at the intersection of 18th and State Streets, a new supermarket at Wabash Avenue and Roosevelt Road, and the new National Teachers Academy on Cermak Avenue near State Street. Additionally, residents will live near Chicago's first chartered hospital, Mercy Hospital and Medical Center, which offers health and exercise programs for the community as well as free back-to-school physicals for children. Similar to Dearborn Homes, Harold Ickes Homes will benefit from the City of Chicago's State Street corridor revitalization plan.

Harold Ickes Homes Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
402	0	125	100	152	150	0	0	0	0	0	0

*Includes units projected by year end FY2006.

Lake Parc Place

Street Boundaries: Oakwood/Lake Park/40th/Oakenwald

The CHA completed the renovation at Lake Parc Place in FY2004. The CHA will continue to lease and maintain this property. Lake Parc Place's proximity to Lake Michigan and downtown offers CHA families magnificent views of the lake and city skyline from their rehabilitated homes as well as access to numerous recreational, educational, and employment opportunities.

Lake Parc Place Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
300	300	0	0	0	0	0	0	0	0	0	0

*Includes units projected by year end FY2006.

Lawndale Gardens

Street Boundaries: California/26th/Washtenaw/25th

The CHA and the Lawndale Gardens Working Group are currently in the final planning stages for this site. Rehabilitation is expected to begin in FY2007 when the first units will be delivered. In order to create accessible units for persons with disabilities, some units will be combined into single units, thereby reducing the number of units after rehabilitation to 123 units. The rehabilitation of Lawndale Gardens will be complete in FY2009.

Lawndale Gardens Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
123	0	85	62	61	0	0	0	0	0	0	0

*Includes units projected by year end FY2006.

Lawndale Gardens is located in the South Lawndale neighborhood, where grassroots efforts have helped attract significant public investment in recent years. The Public Building Commission recently constructed a new public high school, Little Village High School, which opened for the 2005-2006 academic year. Four specialized schools make up the Little Village High School campus in the Lawndale neighborhood. These schools focus on the arts, math, science and technology, and foreign languages. Students at each of the schools have access to updated computer and science labs, a library, two gymnasiums, a swimming pool, soccer and baseball fields, four full-size basketball courts, as well as performing and visual arts facilities. A new Tenth District Police Station recently opened on Ogden, between Trumbull and Kedzie Avenues. The new station is more than

twice the size of the original Marquette District Police Station and contains a community room for group functions, and a secure viewing and line-up room to protect crime victims and witnesses. Technological improvements, such as fiber optic networks, also have been installed, allowing for a faster and more efficient communications system.

Innovative Technology Improves Residents' Lives

Currently, a pilot program called the Sensible Homes Initiative is being developed to use innovative technology to enhance the quality of life and access to essential services for CHA residents.

Lowden Homes, a public housing development situated on the south side of Chicago, has been selected as the site for the Initiative's pilot implementation. There, a technology-driven learning center will be developed on-site, and energy-saving improvements will be employed in each home.

The CHA has provided ten new computers with software and internet capabilities. Residents will have opportunities to: enhance their literacy skills, increase their access to information regarding community resources, and gain insight into becoming job-ready.

Lowden Homes

Street Boundaries: Eggleston/95th Steet/Wentworth/95th Place

By the end of FY2006, a total of 127 rehabilitated units, located in two-story brick bungalows and ranch houses, will be available for occupancy at Lowden Homes. Currently, the final 34 units to be rehabilitated are being completed. Similar to other family housing

rehabilitation properties, Lowden Homes units received new kitchens, bathrooms, flooring, and interior doors. As part of the Sensible Homes Initiative, the CHA also installed temperature sensors, combined smoke/carbon monoxide detectors, leak detectors that reveal potential hazards, and controller boards in each unit. Other energy-efficient improvements under this initiative include energy-efficient gas hot water heaters, exterior insulated doors, and attic insulation. The purpose of the Sensible Homes Initiative is to provide strategic implementation of technology so as to improve housing conditions and quality of life.



The CHA finished rehabilitation of the units at Lowden Homes in FY2006.

The south side neighborhood of Washington Heights is home to the Lowden Homes family development. Located less than a mile from the Dan Ryan Expressway and CTA Red Line, Lowden Homes offers its residents easy access to public transportation. The community is experiencing a housing revitalization boom that has increased in recent years. Numerous local public amenities include the Carter G. Woodson Regional Library that is home to the Vivian G. Harsh

Research Collection of Afro-American History and Literature, the largest African American history and literature collection in the Midwest. Nearby Robichaux Park offers residents access to the following popular Chicago Park District programs and events: Movies in the Park, basketball leagues, volleyball leagues, hip-hop dance classes, as well as senior citizen and teen clubs. Additionally, the City of Chicago has made a considerable investment in the beautification of the area.

Lowden Homes Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
127	127	0	0	0	0	0	0	0	0	0	0

*Includes units projected by year end FY2006.

The Public Building Commission recently built a new 22nd District Police Station on Monterey Avenue that is four times the size of the original Morgan District Police Station. The new 42,000 square foot police station will run along Esmond Street from Monterey Avenue to the south to Pryor Avenue to the north. It includes a community room for CAPS meetings, a secure viewing and line-up room to protect crime victims and witnesses, and technological improvements, such as a fiber optic network for faster 911 emergency services and Local and Wide Area Networks for computer and cable connections. These improvements support police effectiveness as the District seeks to protect and promote residents' safety.

Trumbull Park Homes

Street Boundaries: Oglesby/106th/Bensley/104th

The CHA concluded unit revitalization of Trumbull Park Homes in FY2006. Renovations to each unit included: new cabinets in the kitchen and bathrooms, new lighting fixtures, new closet doors, and new flooring. In addition, the CHA has improved the plumbing, heating, and electrical systems and installed new entry doors and windows on these two-story rowhouses. Site work and exterior work is planned for completion in FY2007.

The South Deering property has an adjacent public park that shares the Trumbull name and provides residents with access to facilities such as baseball and tennis courts, walking trails, and a swimming pool. Additionally, the park hosts free concerts, offers swimming lessons, hosts football leagues, provides lifeguard training, and offers track and field activities. Nearby Bradley Park expands upon Trumbull Park's programs by offering residents hip-hop and jazz dance classes.

Trumbull Park Homes Unit Delivery Plan											
Total Number of Units to be Rehabilitated	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
434	434	0	0	0	0	0	0	0	0	0	0

*includes units projected by year end FY2006.

Private and public revitalization projects in the community include a new supermarket and the Jeffrey Manor Public Library, which both opened in recent years. The protection and rehabilitation of land in the 4,000-acre Calumet Open Space Reserve, a joint project of the

Chicago Department of Environment and the Chicago Department of Planning and Development, continues to be a priority for the City of Chicago.



The rehabilitation of Trumbull Park Homes, completed during FY2006, brings residents immediate access to an on-site courtyard, adjacent park, and a host of neighborhood activities.

Washington Park Low-Rises

Street Boundaries: Various

In FY2007, the CHA plans to complete the rehabilitation of 67 units at Washington Park Low-Rises, which are located in both the Washington Park and Grand Boulevard communities. This rehabilitation work includes renovated kitchens, bathrooms, interior lighting, expanded closets, roofing, electrical and plumbing upgrades, and landscaping.

Residents in the Washington Park Low-Rises have access to many amenities in the surrounding neighborhoods. The nearby 366-acre Washington Park offers numerous programs and services to community members, which include: indoor and outdoor swimming facilities, a fitness gym, tennis courts, and baseball fields. In collaboration with private partners, the Chicago Park District opened the city's first arboretum in Washington Park, which has a 30-acre trail and a self-guided tour. Additionally, the Park District recently completed restoration of the lagoon and Fountain of Time, as well as repaved selected basketball courts and made improvements to the baseball fields in Washington Park. Also, the Allison Davis Garden was recently completed between the Fountain of Time and Midway Plaisance.

Total Number of Units to be Rehabilitated	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
330	167	67	67	48	48	0	0	0	0	0	0

*Includes units projected by year end FY2006.

As part of the City of Chicago's Campus Park Program, the Chicago Park District, the Public Building Commission, and Chicago Public Schools will jointly create a campus park at the Betsy Ross School at 60th Street and Wabash Avenue. The campus park will contain a new jogging path, multi-purpose playing field, playground equipment, and ornamental lighting. The newly landscaped campus will have trees, shrubs, and perennials.

Wentworth Gardens

Street Boundaries: Pershing/Princeton/37th/Wentworth

The second phase of construction on Wentworth Gardens began in FY2006. In FY2007, the remaining 86 units at Wentworth Gardens will be completed, and site and landscaping work will continue throughout the year. Wentworth Gardens is located between 37th Street and Pershing Road and is in close proximity to a number of CHA mixed-income communities. Residents of Wentworth Gardens will reap numerous benefits from the revitalization of these new mixed-income communities as well as of their family housing site.

Total Number of Units to be Rehabilitated	Units Delivered Through FY2006*	Units Under Construction FY2007	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
344	258	86	86	0	0	0	0	0	0	0	0

*Includes units projected by year end FY2006.



Wentworth Gardens is architecturally designed to offer residents an inviting gathering space, where individuals and families may socialize together, embracing culture and celebrating difference.

During rehabilitation, CHA residents and community members can take advantage of the newly renovated Wentworth Gardens Field House. The field house is the first completed portion of the rehabilitation plan for Wentworth Gardens and offers both a gathering place for residents and a facility where children can enjoy social and cultural activities. Programs available at the nearby Wentworth Gardens Public Park include free swimming lessons, baseball leagues, and the popular Movies in the Park. Residents live in close proximity to the CTA's Red Line, the Dan Ryan Expressway, and U.S. Cellular Field.

CHAPTER TWO

Connecting Families to Expanded Housing Options



CHAPTER TWO: CONNECTING FAMILIES TO EXPANDED HOUSING OPTIONS

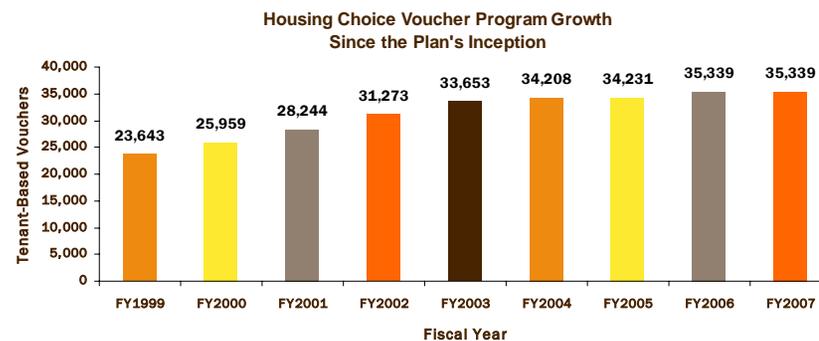
In addition to public housing, the CHA offers low-income families access to a variety of affordable housing options in the private market through its nationally recognized Housing Choice Voucher (HCV) Program. By supplementing participants' monthly contributions to rent, the HCV program affords low-income families an opportunity to live in areas that would otherwise be outside of their economic reach. Both tenant-based and project-based vouchers are used to expand the participants' access to quality housing throughout the city. Through the implementation of effective administrative practices and supportive programs, the CHA continues to have one of the country's top performing Housing Choice Voucher Programs.

HOUSING CHOICE VOUCHER PROGRAM (TENANT-BASED VOUCHERS)

Families contribute up to 30% of their adjusted income to rent and the remainder of the fair market rent is paid directly to the landlord by the HCV Program Administrator. By supplementing the participants' rent contributions, their potential housing options are expanded exponentially.

Since the beginning of the Plan for Transformation, the CHA voucher allocation has steadily increased, in part, to support relocation activities occurring under the Plan. In FY2007, the CHA anticipates that 35,339 low-income families will utilize tenant-based vouchers to lease units in the private market. Based on HCV Program

participants' experience in finding units in FY2006, the CHA does not foresee any issues leasing vouchers in FY2007. Similarly, the CHA anticipates that additional vouchers obtained during the Plan will be leased to individuals on the HCV wait list after the Plan for Transformation has been completed.



HCV Program Management Benchmarks

CHAC, Inc., a third-party contract administrator, is responsible for the day-to-day management of the HCV Program. CHAC's performance is measured by a series of performance management benchmarks set at or above the Section Eight Management Assessment Program (SEMAP) Benchmarks utilized by HUD. The FY2007 performance management benchmarks for the HCV Program are listed in the table on the following pages.

HCV Program Performance Management Benchmarks	
Category	FY2007 Benchmark
Lease-Up	98% of all HCV and Moderate Rehabilitation vouchers that are allocated for more than one year will be leased in accordance with the approved leasing schedule.
Selection from the Wait List	The HCV Program Administrator will continue to focus on supporting existing program participants and relocating families as well as conducting emergency moves. Should any applicants be selected from the wait list in FY2007, at least 98% will be selected in accordance with the prescribed policies.
Payment Standards	Payment standards are used to confirm that rents paid by HCV Program participants are equivalent to the rents for non-subsidized units in Chicago. HUD publishes the Fair Market Rent (FMR), which is the average monthly rent for a unit type based on location and size (number of bedrooms). HUD also requires payment standards to be set between 90% and 110% of the FMR. The CHA will continue to abide by these regulations in FY2007.
Rent Reasonableness	95% of program participants' rent will be based on current rent for comparable unsubsidized units. A rent reasonableness review will be conducted on 100% of new units, as well as on units for which an owner requests a rent increase. Quality control reviews will be conducted monthly by an independent consultant, with a goal to maintain an error rate of five percent or less.
Determination of Adjusted Income	Before calculating their contribution to rent, all families receiving vouchers will have their income adjusted to allow for deductions such as dependents, child care costs, and disability assistance. At least 90% of income verifications sampled by quality control reviewers will be completed properly at the time of admission and annual re-examination.
Correct Tenant Rent Calculations	Out of the files reviewed in FY2007, at least 98% of participants will have their rent contribution calculated accurately in accordance with their income.
Utility Allowance Schedule	Utility rate data is reviewed annually to determine if an adjustment is needed for program participants' utility allowances. If, as a result of the review, there is a change of ten percent or more in the utility rate, the utility allowance will be adjusted.
Annual Re-Examinations	Re-examinations are conducted biennially with all voucher holders to review their eligibility for continued program participation. At least 95% of participant re-examinations due in FY2007 will be completed.

HCV Program Performance Management Benchmarks (continued)

Category	FY2007 Benchmark
Pre-Contract Housing Quality Standards (HQS) Inspections	The CHA inspects private market rental units in the HCV Program using HQS established by HUD. At least 98% of newly leased units will pass a HQS inspection on or before the beginning of a lease or HAP contract date.
Annual HQS Inspections	At least 95% of all units under HAP contracts will be inspected annually.
HQS Enforcement	100% of units cited for HQS life-threatening deficiencies will be corrected within 24 hours, have the HAP stopped within 24 hours, or the owner will be notified of intent to terminate the HAP contract no later than the first of the following month. HUD's high-performance benchmark requires the CHA to respond to HQS life-threatening deficiencies within 24 hours.
	At least 96% of units cited for non-life threatening HQS deficiencies will be corrected within 30 days. Those cited for HQS deficiencies, but not corrected within the timeframe, will have HAP discontinued or notifications of intent to terminate the HAP Contract will be sent no later than the first day of the following month.
HQS Quality Control Inspections	Per quarter, at least ten quality control inspections of participant units will be conducted per HQS Quality Control Inspector. The pass rate for HQS quality control inspections is at least 85%.

Management Initiatives

The CHA and the HCV Program Administrator will review the Administrative Plan in FY2007 and determine if revisions are necessary to remain compliant with HUD regulations or whether clarification is needed.

The CHA and CHAC have engaged the Chicago Police Department, members of the community, such as block clubs, Aldermen, and community organizations, the City of Chicago, and other government agencies to create a strategy to improve communities and living

conditions for HCV Program participants and to manage the growth of the program. As a result of this work, the CHA is instituting the following measures: strengthened inspection criteria by enhancing site and neighborhood categories for inspections; a partnership with the City's Law and Building Departments to identify problem properties and work with owners and tenants to remedy the problems, enhanced tenant accountability and supports; and a landlord evaluation program, which examines compliance with other government agencies and companies property manager or landlords' performance as a whole.



HCV participants have the opportunity to choose an apartment or home to meet their needs.

SUPPORTIVE PROGRAMS AND SERVICES FOR HCV PROGRAM PARTICIPANTS

The HCV Program offers a number of programs and services to support families who wish to take steps toward achieving greater economic independence. Among these programs and services are a self-sufficiency program, a home ownership program, home visits, a program to assist families with moving to low-poverty neighborhoods, and funds to make units accessible. These programs and services help the CHA to fulfill its goal of deconcentrating poverty.

Family Self-Sufficiency Program

The Family Self-Sufficiency (FSS) Program is designed to assist HCV Program participants, including those relocating from public housing, achieve financial independence by implementing customized action plans. Each FSS Program participant will create an action plan with

the assistance of a counselor. The action plan contains the FSS Program participant's goals, which can include: earning a college degree, obtaining employment, eliminating debt, starting a business, and/or purchasing a home. The activities and steps necessary to achieve these goals also are outlined in the action plan. These activities could include: completion of educational classes, credit counseling, life skills workshops, legal assistance, and business development. For FSS Program participants looking to become employed, the HCV Program has specific events such as monthly job club meetings. In FY2007, topics including resume writing interviewing skills, job search, and potential employment benefits (e.g. health insurance and paid time off) will be discussed at these monthly meetings.

Financial Independence Honored

The Family Self-Sufficiency (FSS) Program equips families with the necessary tools and knowledge to help them achieve and sustain financial independence. FSS Program participants set individual self-sufficiency goals and graduate from the program upon their attainment.

In April 2006, the Honorable Richard M. Daley, Mayor of Chicago, was the keynote speaker at the graduation ceremony for 30 FSS Program participants. Some of the graduates' achievements included independence from vouchers for rental assistance, the purchase of homes, the start of their own businesses, and permanent full-time employment in various industries. The Chicago City Council also acknowledged and honored graduates with a resolution commending their dedication and accomplishment of their goals.



The Honorable Richard M. Daley, Mayor of Chicago, and Terry Peterson, former Chief Executive Officer of the CHA, congratulate FSS Program graduates.

Once the action plan is complete, FSS Program participants enter into a five-year contract with the HCV Program Administrator. Throughout the five years, counselors coach participants and monitor their progress in order to help them achieve their goals. The CHA projects that at least 1,500 families will be enrolled in the FSS Program in FY2007.

Many participants who successfully complete the FSS Program will experience an increase in their income and rent. To encourage continued self-sufficiency, the increase in rent will be offset by a contribution into an escrow account made by the FSS Program. After completing goals and activities set forth in their action plan, FSS Program participants who graduate from the program are awarded the money and interest in their respective escrow accounts. Since its inception, over 350 families have graduated from the FSS Program and achieved their goals.

Planned FSS Program FY2007 Activity	
Planned number of families enrolled	1,500
Planned percentage of enrolled families with an earned income	50%

Choose to Own Home Ownership Program

FSS Program participants who identify purchasing a home as one of their goals can enroll in the Choose to Own Home Ownership Program. The Choose to Own Home Ownership Program has made it possible for over 150 families to purchase a home since FY2002, and in FY2007 the CHA anticipates an additional 40 families will close on homes.

To qualify for the Choose to Own Home Ownership Program, an applicant must be in compliance with the rules and regulations of the HCV Program, be a first-time homebuyer or not have owned a residence in the last three years, and earn at least \$10,300 annually from employment or a business. Additionally, participating families must contribute a down payment of three percent of the purchase price of a home, which can come from their FSS escrow account. Through the program, qualified HCV Program participants can pay their mortgages by applying the amount of money previously used for their rent and their HAP.

Planned Choose to Own Home Ownership Program FY2007 Activity	
Planned number of applicants to the program	600
Planned number of participants completing pre-purchase counseling	100
Planned number of participants pre-qualified by a lender	60
Planned number of families closing on a home	40

Choose to Own Home Ownership Program participants receive homebuyer education, credit counseling, and other services prior to purchasing a home. They also complete a pre-purchase counseling program conducted by a homebuyer counseling agency prior to obtaining pre-qualification for a mortgage. Once pre-qualified, the participant can search for a new home, which could be a single family house, town house, condominium, or cooperative. Before the family can obtain a mortgage, the home must pass a HQS inspection in addition to a conventional home inspection. If the home passes these inspections and financing is obtained, the family may purchase the property and move into their new home. After the closing, new home owners participate in post-purchase counseling and establish both emergency repair reserves and a maintenance savings account.

Successful Collaboration Brings New Designs to New Home Owners

Design at Home is a not-for-profit organization that collaborates with the CHA to assist Choose to Own Home Ownership Program participants to renovate a room of their choice in their new home.

Five students from Harrington College will receive academic credit for helping renovate the chosen room and will propose room design ideas as well as other interior design services to new home owners. This collaboration is a win for both the students and the home owner: the students gain the practical experience of working directly with a home owner, and the home owner is able to work with a future interior designer to increase the quality and value of their home.



With over 150 purchases, the Choose to Own Home Ownership Program has the highest number of purchases of any voucher program in the country.

HCV Home Visits

On an annual basis, CHA staff conducts home visits to check on public housing relocatees who have moved out of public housing and are living in the private market with a HCV. The purpose of these visits is to ensure that families are adjusting successfully to living in the private market and their new communities, as well as offer assistance if needed. Families can use the visit as an opportunity to receive an update on the status of the Plan for Transformation and revitalization activities in addition to learning about CHA programs, such as the summer food program, summer camp opportunities for youth, and utility assistance. Moreover, families can raise concerns about their landlord or apartment to CHA staff during the home visits. In FY2007, the CHA will continue to conduct home visits.



Home visits are designed to ensure that public housing families are adjusting successfully to living in the private market.

Housing Opportunity Program

The Housing Opportunity Program assists participating families who are interested in moving from a high-poverty area to an Opportunity Area make informed decisions about their housing selection. An Opportunity Area has a poverty rate less than 23.49%.



A HCV family enjoys their apartment in the neighborhood of their choice.

Families who participate in the Housing Opportunity Program receive an array of benefits including: free workshops on topics from searching for a home to landlord/tenant law, referrals to landlords with available units, escorted visits to homes and open houses, and free credit reports and legal services. Additionally, Housing Opportunity Counselors work one-on-one with participants to assess their needs in terms of a home, schools, services, transportation, and job opportunities. Counselors can help the participants search for a home that meets their needs, including providing transportation and

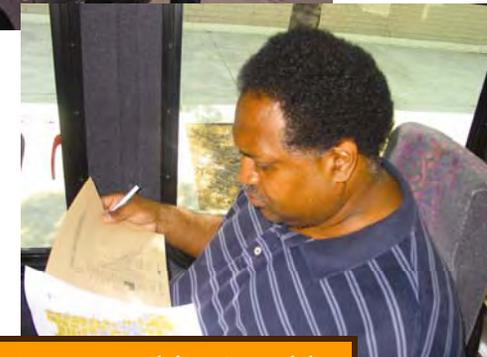
accompanying the participant to view available homes. Upon moving in, counselors continue to work with the family to help them feel at ease and entice them to take advantage of the amenities in their new community.



Housing Opportunity Program counselors assist families by assessing their housing needs.

The Housing Opportunity Program will continue to be a key part of the CHA's strategy for deconcentrating poverty. Therefore, the CHA and the HCV Program Administrator will reach out to HCV Program participants by inviting them to join the program. An estimated 2,000 families are expected to be introduced to the Housing Opportunity Program in FY2007, and 1,200 are expected to enroll. The CHA anticipates that 33% of enrolled families in the Housing Opportunity Program will move to low-poverty areas during FY2007.

Explore Chicago! Tours also are available, allowing Housing Opportunity Program participants to learn about Opportunity Areas in the city. Current tenants lead the tours and provide valuable insight into the challenges and rewards of moving into a better, but sometimes unfamiliar community. Every tour includes visits to several neighborhoods, and the tour guides highlight each neighborhood's amenities such as public transportation, grocery stores, schools, parks, and entertainment venues. Weekly Explore Chicago! Tours will be conducted in FY2007.



HCV Program participant visits Opportunity Areas during Explore Chicago! Tours.

Expanding Housing Options for Residents with Disabilities through the Modification Fund

The CHA and the HCV Program Administrator will work with Access Living, an advocacy group that promotes the independence and inclusion of people with disabilities, in FY2007. Access Living will provide training and technical support to HCV Program administrative staff throughout the year.

Access Living also will continue to administer the Modification Fund (Fund). The Fund provides HCV Program participants with disabilities with grants for up to \$5,000 to finance the cost of making physical modifications to their dwelling unit or building. The CHA estimates that, in FY2007, 63% of applicants will be awarded grants. HCV Program participants can use these grants to build ramps, install bathtub/shower grab bars, lower sinks, widen doorways, or install flashing door bells and/or fire alarms to their rental unit.



Modification Fund recipients can use the grant to install bathtub/shower grab bars to their unit.

CHAC, Inc. Continues Its Winning Ways

CHAC, Inc., the third-party contract administrator that manages the CHA's Housing Choice Voucher Program, was honored twice in FY2006 by the National Association of Housing and Redevelopment Officials. These awards are a testament to the innovative strategies employed by the CHA and its partners to improve housing opportunities for low-income families.

Initially, CHAC, Inc. was honored for its multi-media program, which integrates voice, music, and video components into its HCV Program presentations, adding a modern flair to the often staid orientation sessions. This program was developed to allow tenants to enjoy an informative and entertaining multi-media presentation, which explains the policies and procedures of the HCV Program.

The second award was for CHAC, Inc.'s Bridging the Gap Forums. Bridging the Gap is an innovative series of forums that serve to unite communities, property owners, and HCV Program participants, in an effort to promote prosperity for all those involved in the HCV program. The series partners CHAC, Inc. with multiple community stakeholders to promote viable community programs and resources, as well as helps provide tenants with a smooth transition into their new communities.

EXPANDING OUTREACH

The CHA and the HCV Program Administrator recognize the importance of having various channels of communication with landlords and HCV Program participants. In FY2007, the HCV Program Administrator's website, HCV Satellite Offices and Latino Site Offices, as well as the Resource Room will provide several points of contact. Additionally, the CHA and the HCV Program Administrator will continue to communicate with landlords and HCV Program participants via informative publications.

Landlord Outreach and Incentives

The CHA and the HCV Program Administrator conduct outreach and offer incentives to landlords to attract them to participate in the HCV Program. Given the large number of HCV families, it is necessary that a large pool of landlords with apartments throughout the city of Chicago continue to be maintained in FY2007. In order to offer families a variety of housing options, the CHA and HCV Program Administrator market the HCV Program extensively to landlords. These efforts include: hosting seminars and workshops, supporting the Owner Resource Council, and offering incentive programs for current and potential landlords.

Marketing activities to attract new landlords in FY2007 will include placing materials about the program on the CHAC, Inc. website and in the HCV Resource Room. In addition, HCV Program Administrator staff will continue to review newspaper and internet ads for rental

units, and contact the landlords to invite them to participate in the HCV Program. Landlord Outreach Specialists work to recruit new landlords in low-poverty areas. The Specialists will encourage landlords to participate in the HCV Program by conducting outreach to real estate offices in low-poverty neighborhoods and by having information available about the program at the HCV Satellite Offices. The CHA expects that these outreach efforts will result in 140 new landlords with 300 units in low-poverty areas added to the HCV Program in FY2007.



Landlord Outreach Specialists recruit new landlords with units in low-poverty areas to participate in the HCV Program.

Numerous training opportunities will be available to potential, new, and current HCV landlords throughout FY2007. Potential and new landlords will receive an overview of the HCV Program, learn more about associated administrative procedures, and receive answers to their questions about the program at quarterly CHA-sponsored

workshops. Current landlords who participate in the HCV Program are offered workshops and seminars designed to assist them in developing or improving their skills as property managers and owners. The HCV Program Administrator and other agencies provide workshops and seminars on topics such as landlord tenant law, HQS rules and regulations, and other key elements of the HCV Program.

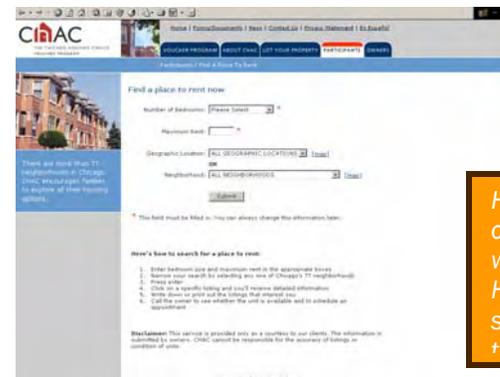
In FY2007, the Owner Resource Council will continue to meet and advise the HCV Program Administrator on ways to improve service to owners and participant families. The Owner Resource Council is made up of 12 owners who rent units to HCV Program participants and whose responsibility it is to propose training topics, raise program operational concerns, and work in conjunction with the HCV Program Administrator in resolving owner concerns.

The CHA also provides landlords with incentives for renting to HCV Program participants. These incentives include direct deposit HAP payments and fast-tracked paperwork processing for owners with units in low-poverty areas participating in the Housing Opportunity Program. Moreover, the CHA offers landlords a chance to participate in the Chicago Housing Choice Voucher Property Tax Savings Program through which owners of qualified rental properties are able to obtain tax abatements. Landlords are eligible to receive a reduction of up to 19% in the equalized assessed valuation of each property. To qualify for the Tax Savings Program, there must be at least one HCV participant at the beginning of the tax year at their property, the

property must be located within a census tract with a poverty level below ten percent, and the unit must be up to code and must have passed the most recent HQS inspection.

HCV Program Website

On the website, www.chacinc.com, HCV Program participants, landlords, and the public can find an array of valuable information about the CHA's HCV Program. HCV Program participants can use the website to search for an apartment, learn more about various HCV special programs, and download the quarterly newsletter "Going Places." Current and potential landlords can list their units, obtain information on the benefits of participation, and view the schedule and register for upcoming workshops. Meanwhile, the public can learn how the HCV Program works and obtain the answers to frequently asked questions. In FY2007, the CHA and HCV Program Administrator will continue to improve the site and keep information, such as program materials, participant and owner newsletters, and schedules for workshops and training sessions updated.



HCV Program participants can use the HCV Program website, www.chacinc.com, to search for an apartment for their family

Satellite Offices and Latino Site Offices

HCV Satellite Offices provide information and services to HCV Program participants and landlords at three locations throughout the city. In FY2007, potential participants can be screened for the program via an eligibility interview, and current participants can have their re-examination interviews conducted at the Satellite Offices. More workshops and training sessions will be offered at Satellite Offices in FY2007. This expansion will allow landlords to attend workshops in various communities. Additionally, visitors to the Satellite Offices can obtain information regarding programs that support economic independence and access CHA's online resources: www.thecha.org, www.chacinc.com, and www.TheRightMovesNet.Net.

The CHA will continue to fund three Latino Site Offices in FY2007, which are operated by the community-based not-for-profit organization, Spanish Coalition for Housing. HCV Program participants and the public can seek assistance and learn about the HCV Program at the Latino Site Offices.

The Resource Room

The Resource Room contains numerous resources for HCV Program participants, applicants, property managers, and owners. HCV Program participants can use the Resource Room as another avenue to learn about the HCV Program and the services and programs available to them, as well as pick up brochures on higher education, scholarships, job training, business development, and social services.

Likewise, property managers and owners can use the Resource Room to access information related to property management and view the schedule for upcoming workshops. Internet access also is available at the Resource Room for all who want to visit the CHA or the CHAC, Inc. websites.



A plethora of information for HCV Program participants, applicants, property managers, and owners is readily available in the Resource Room.

Publications

The HCV Program Administrator will continue to publish "Owner News" and "Going Places" in FY2007. "Owner News" is a monthly publication that informs property managers and owners about recent HCV Program events, revised or new policies and programs, upcoming workshops and trainings, and useful property management tips. Participants receive "Going Places," a quarterly newspaper designed to provide them with information to increase their understanding of the program and the resources available to them.



HCV Program publications provide information and resources at no cost to participants and owners.

Go anywhere. Start here.



Welcome to the first issue of *Going Places*, a newspaper created specifically for participants in the Chicago Housing Choice Voucher Program. As a voucher holder, you have unlimited potential—to live in a good community with good schools for your children, to land your first job, to earn a college degree and get a better job, to own a home or a business.

Going Places is designed to provide you with information and resources to take your life in positive directions. Each quarter, we'll publish articles that will increase your understanding of how the voucher program works so that you can make it work for you. You'll also find informative features that will help you live better with what you have, inspiring profiles of successful voucher program participants, and links to programs and services that can help you take charge of your life and chart a better future.

Margaret Jackson: She's one of America's Best



Walk into America's Best Contact and Eyeglasses in Oaklawn and you'll see dozens of transactions going on at any given moment. The phone is constantly ringing, customers are coming in with prescriptions, looking at frames, being fitted for glasses, and picking up orders. In fact, the store is one of the most successful in the country, serving more than 100 customers a day and accounting for more than \$2 million in sales annually. Margaret Jackson, a voucher program participant, is the store's assistant manager and a key to the store's success.

"The most rewarding part of my job is sharing my knowledge and experience with people," says Margaret. "It gives me great personal satisfaction when I can answer a customer's questions or help them make the right decision in terms of their vision." Being assistant manager allows Margaret to combine her training as an American Board of Opticians (ABO) Certified Optician with her natural management abilities. As an optician, she enjoys working with customers, filling prescriptions, fitting their eye wear and handling customer service issues.

Margaret is also charged with keeping the store running smoothly. She supervises a staff of 20. She admits that this part of the job is demanding and that it keeps her quiet, unassuming, 36-year-old on her toes. "My job requires a lot of multi-tasking. I have

She reflects on the time when she could barely make ends meet as a single parent with two small children receiving public aid. "I don't know how I did it," says Margaret. "Once a month, I would receive a check for like \$250, and by the last week of the month, I would run out of everything—I mean everything. I had to borrow a cup of sugar here and something else there to survive until the next check came."

In 1996, Margaret took steps to change her lot in life. She completed her GRE, obtained a Certified Nurses Assistant (CNA) certificate and started work as a physical rehabilitation aide. She says working in the medical field was rewarding, but she longed for a career that paid more and was less physically demanding.

Margaret became an optician because she wanted a career in the medical field that paid well and was not physically demanding.

To supervise the various prescription, dispensing, pre-testing and deal with staffing issues such as training, bookkeeping and payroll." In addition to having a good career, Margaret has earned her Associate Degree in Liberal Arts and purchased her own home with the assistance of CHAC's Choose To Own Homeownership Option (CTO).

While she is soft-spoken and reserved, Margaret has a razor sharp ability to focus on her goals and dreams. For her, success seems to have come easy. But she says that's not the case.

She became interested in the optical field when she ran into a friend from high school who worked as an optician at JC Penney. "I remember that evening," says Margaret. "I was exhausted from caring for patients all day. I really wanted another career."

She applied for a position at JC Penney and worked there for several months before accepting a position at Lens Crafters. "The people at Lens Crafters were remarkable—they were working on degrees, saving money,

What's inside this issue.

Program News You Can Use

Use our inspection checklist to help avoid delays and expedite the lease-up process.

Your Money Matters

What it would! Whatever it means to you, we'll help you acquire it.

Good Moves

Would you like to get a fresh start in a new neighborhood, but don't know where to start? Explore Chicago!

Visit us on-line at www.chacinc.com

A publication for property owners and managers participating in the Chicago Housing Choice Voucher Program

OwnerNews

Vol. 11, No. 8 August 2006

Tenant accountability: We all have a role to play

Participation in the Chicago Housing Choice Voucher Program is a privilege that comes with responsibility. CHAC has many procedures in place to hold families accountable for meeting their program and lease obligations, helping to ensure that families receiving program benefits are good tenants and responsible neighbors.

The Family Obligations contract is the agreement between the family and CHAC that provides the legal basis for CHAC to terminate families' assistance for violating the terms of their lease and/or program rules. The lease is the agreement between the owner and the family that provides the legal basis for the owner to hold families accountable. Both CHAC and the owner must exercise their rights under these documents for them to be effective.

For example, families receiving assistance through the voucher program are prohibited from engaging in violent or drug-related criminal activity. To enforce this rule, CHAC conducts criminal background checks on all household members over the age of 18 before families are issued a voucher, whenever a family moves and whenever any individual over 18 years of age is added to the household. CHAC obtains an average of 1,000 criminal background reports per month. In the end, approximately 87 families per month are denied or lose assistance as a result of violent or drug-related criminal activity within the last three years. In some instances, the family chooses to remove the individual with the criminal record from the household.

A family may also be terminated from the program at any time—for criminal behavior and for repeated and/or egregious violations of the lease. If you know that a family is engaged in criminal behavior, first report the matter to the police. If the family is your tenant, then you should begin the eviction process, and provide CHAC with copies of all correspondence to the family and all documents related to the eviction proceeding. Following this course of action is important for two reasons: 1) it enables CHAC to continue to pay the owner HAP for the family until a judgment is rendered in the eviction proceeding and 2) it can provide CHAC with documentation necessary to begin the process of terminating the family's assistance under their Family Obligations agreement.

On the other hand, if you suspect a housing voucher assisted family of criminal activity and they are NOT your tenant, then you must still report the matter to the police. After you have reported the matter to the police, you may use CHAC's fraud hotline to notify CHAC of the family's involvement in criminal activity. When calling the fraud hotline, be

Energy efficiency as a business tool

According to one study, the average home in the United States uses one and a half to two times the energy necessary for comfort and convenience. If your home or residential property is an energy pit, your profits are literally going out the window and down the drain.

Owners who attend CHAC's *continued on back page...*

Free lead screening and immunizations for children under six

The number one cause of childhood lead poisoning is eating or breathing lead paint chips, or dust in homes built before 1978; the year lead paint was banned.

Because the majority of the housing stock in Chicago was built before 1978, every child who lives in the city is potentially at risk for this very serious, but preventable, disease. Children under the age of six are most susceptible because they play on floors where dust and chips can collect and have a habit of putting things in their mouths.

For this reason, it is recommended *continued on back page...*

HAP schedule

Following the schedule for the main Housing Assistance Payment (HAP) and supplemental check runs for August. The interim check runs provide expedited payment to landlords who are entitled to adjustments and/or first HAP checks.

Expected Mailing Date:
08/03/06 (Interim)
08/19/06 (Interim)
08/21/06 (Interim)
08/30/06 (Main)

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Rachel O. Williams, Editor
Communications Manager
rwilliams@chacinc.com

PROJECT-BASED VOUCHER PROGRAMS

The project-based voucher programs offer low-income families additional options for affordable housing. Project-based vouchers differ from tenant-based vouchers in that project-based vouchers are subsidies that remain with a unit and cannot be transferred with tenants who move to a different building. Owners can use the funds from the project-based voucher to maintain their apartments and buildings. The CHA estimates that it will issue a total of 2,070 project-based vouchers to owners across the city of Chicago in FY2007.

The CHA endeavors to begin the rehabilitation of the Britton Budd senior building in FY2007, which will have 173 senior units. Britton Budd will serve as a model public housing financing structure, as it will be the first CHA property to use subsidy layering by combining public housing capital funds with project-based vouchers to finance the rehabilitation of the building. In FY2007, the CHA anticipates allocating approximately 125 project-based vouchers for Britton Budd. This groundbreaking financing structure was created to revitalize the CHA-owned senior designated building, while allowing the CHA to secure and leverage other financing methods, such as Historic and Low Income Housing Tax Credits, in closing the deal.

In addition to issuing project-based vouchers to owners directly, in FY2007 the CHA will continue to participate in established projects to which it has committed project-based vouchers.

Regional Housing Initiative

The CHA will contribute 29 project-based vouchers to the Regional Housing Initiative (RHI), a consortium created to foster the construction of affordable housing near job and transportation centers in the metropolitan area. The consortium composed of the Chicago, Cook County, Lake County, and McHenry County Housing Authorities, the Illinois Housing Development Authority, and the Metropolitan Planning Council awards project-based vouchers to developers building affordable housing near jobs and transit centers. In FY2007, the RHI Selection Committee will solicit additional proposals from developers, review and evaluate them, and anticipate awarding project-based vouchers. A developer who receives project-based vouchers from RHI also has a chance to obtain additional funding for their development in the form of Low-Income Housing Tax Credits. In the upcoming year, construction will continue at a number of developments that were previously awarded vouchers through the RHI Program.

Chicago's Five-Year Supportive Housing Initiative

The CHA will continue to collaborate with the Chicago Department of Housing, the Chicago Department of Human Services, the Chicago Department of Planning and Development, and the Mayor's Office of Workforce Development in the advancement of Chicago's Five-Year Supportive Housing Initiative in FY2007. To support this initiative, the CHA has contributed 250 project-based vouchers. One component of the Initiative is to preserve existing Single Room Occupancies (SROs)

near the CHA's mixed-income communities and provide supportive services. The services focus on issues that affect lease compliance in traditional low-income or public housing programs. In FY2007, the CHA plans to contribute 96 project-based vouchers to this collaborative initiative.

CHAPTER THREE

Transitioning Families to New Public Housing



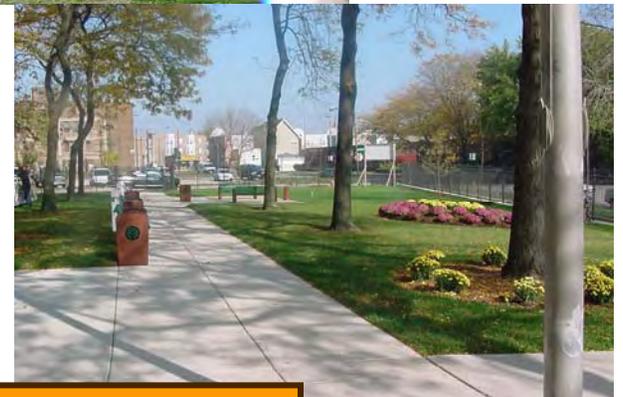
CHAPTER THREE: TRANSITIONING FAMILIES TO NEW PUBLIC HOUSING

Moving into revitalized apartments and town houses offers CHA's residents an opportunity to enjoy a bright new lease on life. The freshly built homes with new roofs, upgraded electrical systems, windows, common areas, and new appliances provide an environment far different from the traditional public housing developments, which had eroded through years of neglect. In FY2007, the CHA will continue to offer relocation services designed to assist residents with the process of transitioning into new communities throughout Chicago. Relocates will be provided with a network of support from Relocation Coaches, who are residents who previously completed the relocation process, to Move-in Service Providers, who educate relocates on requirements and resources for their new community. In total, the network of support provided by the CHA aids relocates in meshing into the fabric of their new communities.

TRANSITIONING SENIORS TO REHABILITATED UNITS

The CHA and its property management companies will continue leasing up the newly rehabilitated senior designated apartments to families with heads of household who are 62 years of age or older. Senior residents will enjoy units with new interiors that include: reconstructed kitchens and bathrooms, new carpeting, and new intercom systems throughout the buildings. To add more green space, the senior designated properties received new gardens and

landscape work during the rehabilitation process. Seniors also will enjoy social activities offered through the collaborative efforts of the CHA and the Chicago Department of Aging. The rehabilitation of senior designated properties will continue in FY2007.



Seniors can sit outdoors and enjoy pristine, well-kept gardens or stay indoors and enjoy the comforts of their newly rehabilitated homes.

THE RELOCATION PROCESS AT FAMILY PROPERTIES

The CHA adheres to and works within the guidelines of the CHA Leaseholder Housing Choice and Relocation Rights Contract (Relocation Rights Contract) when relocating families. The Relocation Rights Contract outlines the responsibilities of the CHA and the leaseholder before, during, and after the revitalization process and provides each lease-compliant household as of 10/1/99 the right to return to a redeveloped or rehabilitated public housing unit.

The CHA efficiently tracks and monitors the movement of residents in the relocation process through the work of Relocation Project Managers, an on-site team of resident Relocation Coaches, Relocation Counseling Agencies, Transitional Housing and Supportive Service Counselors, Move-In Service Providers, Local Advisory Council members, Service Connector staff, Asset Management Department staff, and property management company staff. These groups work collaboratively by meeting weekly to resolve issues surrounding relocation and by using CHASystems@Work as well as feedback from an independent monitor, who continuously reviews the relocation process.

CHA Relocation Team

Weekly meetings help the CHA Relocation Team, comprised of Relocation Project Managers, CHA staff, and contractors, stay abreast of resident needs, discuss relocation events, and share information

pertinent to relocation activities. In addition to these meetings, Relocation Project Managers coordinate and monitor relocation activities at each family property to ensure that the process runs smoothly.

Relocation Coaches

Relocation Coaches are residents who have been relocated already and can offer a family, in the midst of relocation, first-hand information about the process. In FY2007, Relocation Coaches will continue to encourage resident participation in relocation activities, distribute materials promoting the relocation process, and inform residents about services that are available through the Service Connector System. Additionally, Relocation Coaches monitor families throughout the process and help identify families who may need additional assistance or social services.

Service Connector System

In FY2007, the CHA plans to operate 31 Service Connector offices in Chicago, offering residents living in public housing with a resource to assist them address their service needs. Service needs range from job training, adult education programs, and employment assistance to counseling services and substance abuse treatment referrals. Most importantly, this large network helps residents remain lease compliant, thereby ensuring that residents retain their rights under the Relocation Rights Contract. Service Connector staff meets with

residents and offers to provide access to social services specifically chosen to address the families' lease compliance issues. The Service Connector System is further described in Chapter 4: Supporting Economic and Social Self-Sufficiency.



Service fairs are held to provide information to CHA residents who will transition to their new homes soon.

Relocation Counseling Agencies

Relocation Counseling Agencies assist residents using a HCV with the task of identifying housing options in the private market. In FY2007, Relocation Counseling Agencies will continue to work with these residents and conduct follow-up visits once the residents are moved

into their new homes. The purpose of the follow-up visits is to keep residents informed of any upcoming meetings or events.

Transitional Housing and Supportive Service Counselors

Transitional Housing and Supportive Service Counselors connect residents moving out of non-revitalized public housing with service providers. They also provide unit search assistance and conduct community development activities designed to facilitate residents' moves into their new neighborhoods. Once residents have moved, Counselors follow up with families to address issues or concerns regarding the transition from their old public housing units to their new homes.

Move-In Service Providers

Move-In Service Providers help residents through the final steps of relocation. In addition to helping relocatees meet the site specific requirements for their new housing, these service providers also help residents learn about ways to participate in community activities and find employment opportunities. Through these efforts, residents are better able to adjust to their new communities.



Moving can be both exciting and challenging, which is the reason that Move-In Service Providers help residents through the final stages of relocation.

Local Advisory Council

The Local Advisory Council leaders serve as the liaisons between public housing residents and the CHA. These community leaders communicate residents' concerns regarding the relocation process, the Plan for Transformation, and public housing developments.

Asset Management Department

The CHA Asset Management Department works with property managers to ensure that they comply with the Relocation Rights Contract and participate in the weekly Relocation Team meetings. In FY2007, the Asset Management Department will host town hall meetings to maintain open communication with residents about the relocation process.

Beginning in FY2007, the CHA will conduct annual employee training, which will include asset managers and property management staff who directly interface with residents and applicants with disabilities, to instruct staff on how to address disability issues, accessibility issues, accessibility guidelines, and inform staff on their responsibilities under governing law. Additionally, asset managers, along with property managers, will continue to educate and enforce guidelines outlined in the CHA's new Disability Protocol, which addresses possible exceptions to the work requirements at mixed-income properties for qualified applicants and residents with disabilities. The Disability Protocol is the product of the collaboration of local disability advocacy groups and CHA's Office of the General Counsel.

Property Management Companies

Lease compliance is vital for families to remain in public housing, retain their right of return under the Relocation Rights Contract, and be offered new leases for revitalized public housing, pursuant to the CHA's Admissions and Continued Occupancy Policy. If a property manager learns that a resident is not lease compliant, they refer the resident to Service Connector staff. Through this process, property managers work with Service Connector staff to bolster residents' abilities to become and remain lease compliant. Additionally, property managers participate in weekly relocation meetings,

distribute informational flyers and notices, attend relocation fairs, and maintain resident relocation files.



To ensure that residents remain lease compliant, property managers conduct annual re-certifications.

Relocation Independent Monitor

The CHA will continue to use a Relocation Independent Monitor in FY2007 to review the relocation process and offer recommendations on the process to the CHA and the Central Advisory Council (CAC).

Resident Tracking System

CHASystems@Work is a web-enabled system designed to track the status of residents as they move through the relocation process. This system has four modules: Relocation Management Tracking System Module (RMTS), Housing Offer Process Module (HOP), Bedroom Sizing Module (BRS), and TheRightmovesNet.Net module.

RMTS enables the CHA to manage resident housing choice information, distribute resident notices, lease-up units, and create standardized reports. BRS assists the CHA in identifying and placing families in the appropriately sized unit. The CHA uses BRS to calculate the maximum number of bedrooms a relocating family will need, thereby reducing the number of over-housed families. The HOP module automated the process of offering redeveloped and rehabilitated units in accordance with the Relocation Rights Contract and the resident's housing choice. During FY2007, the HOP module will be upgraded to enhance usability. Lastly, TheRightmovesNet.Net was created to provide information to residents during the relocation process and to assist residents in finding and moving to alternative housing sites throughout Chicago.

COMMUNICATION DURING THE RELOCATION PROCESS

As the Plan for Transformation progresses, the CHA continues to use various modes of communication to keep residents informed about the relocation process. In FY2007, relocation staff will continue to conduct Housing Choice Survey reviews, host Relocation Fairs, and hold Housing Offer Process/Replacement Housing Information Sessions to expand residents' knowledge of housing opportunities and relocation options. The CHA also will continue to use its cable show, "A Better Place," community presentations, advertisements in various newspapers, and public comment hearings to keep both CHA

residents and Chicagoans at-large advised about the progress made toward the goals in the Plan for Transformation.

Housing Choice Survey Reviews

The CHA Relocation and Supportive Services staff will continue to meet one-on-one with families to review their housing options. During these sessions, residents are asked to confirm their housing choices and are allowed to amend their previously selected preferences for temporary and permanent replacement housing. Residents also are provided updated information about the housing choices available to them.

Relocation Fairs

Residents at each property approved for relocation will be invited to attend a Relocation Fair. These fairs afford families scheduled to undergo relocation an opportunity to learn about the move-out and move-in processes, in addition to services and programs available to help them transition successfully into temporary and permanent homes. Residents may be relocated to temporary public housing or may be provided with a HCV to move into the private market upon the closure of the building in which they reside. Those interested in using a HCV can learn about how to choose an apartment, landlord/tenant relationships, and the importance of monitoring utility payments. These fairs also allow CHA staff to update attendees about

revitalization progress and plans, building closures, and answer residents' questions.



The CHA will continue to invite residents to attend site-specific Housing Offer Process/Replacement Housing Information Sessions to learn more about revitalized sites and how families will be chosen to reside there.

Housing Offer Process/Replacement Housing Information Sessions

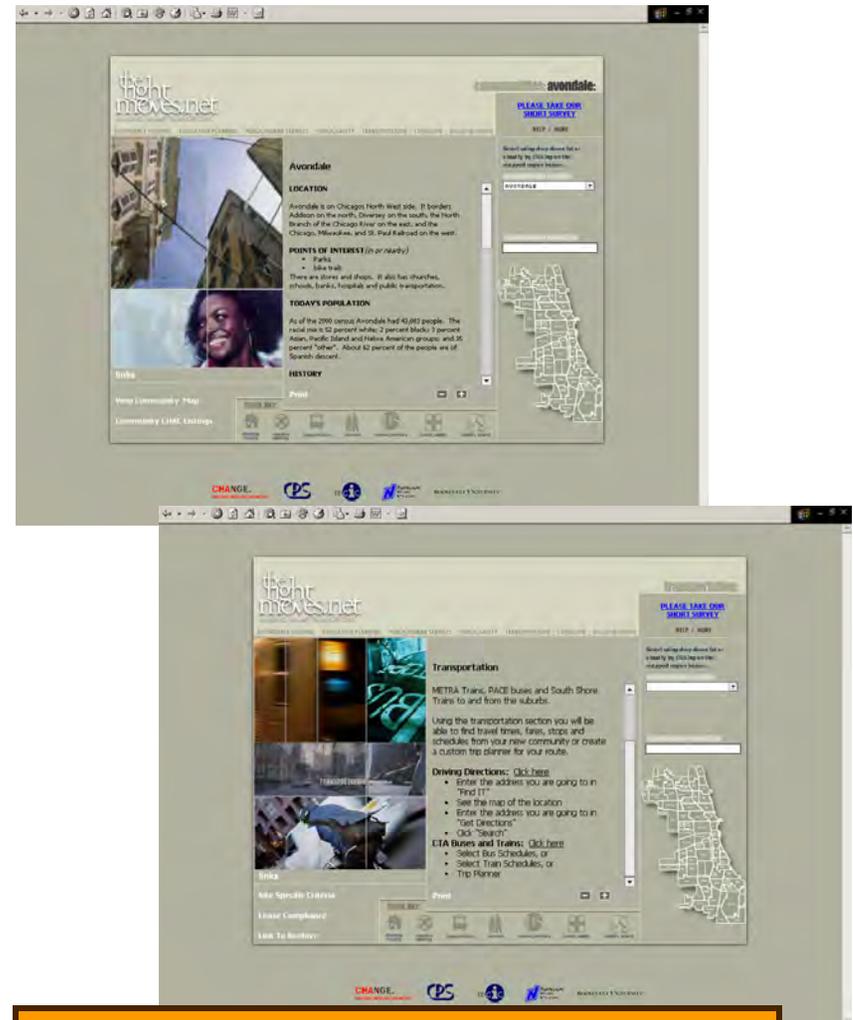
Throughout FY2007, the CHA will offer site-specific Housing Offer Process/Replacement Housing Information Sessions. These sessions are for residents who notified the CHA of their interest in moving into a revitalized site and are tailored to provide such residents with specific information regarding the redevelopment or rehabilitation

process. During these sessions, CHA staff provides residents with information about the continued revitalization schedule and details about the units, amenities of the planned site, and information about the surrounding community. Additionally, residents may use these sessions to learn about the selection process used by the CHA to offer revitalized units to relocatees.

TheRightMovesNet.Net

In FY2005, the CHA greatly enhanced its ability to allow relocatees an opportunity to preview their potential housing choices through the launch of TheRightMovesNet.Net. In FY2007, this module of CHASystems@Work will continue to allow residents the opportunity to learn about various neighborhoods and take virtual tours of new communities through the use of flash media coupled with 3-D animation and Geographic Information Systems (GIS).

The award-winning TheRightMovesNet.Net is comprised of seven information resource modules: affordable housing, relocation, planning, public services, human services, transportation, and education. Users are able to access an electronic bulletin board that contains important notices and user questions and answers, as well as search for information regarding apartment listings, schools, social service providers, and neighborhood crime statistics.



Internet users can access TheRightMovesNet.Net, which serves as a one-stop information depot on topics such as Chicago neighborhoods, transportation, public services, apartment listings, public safety, and education.

BUILDING CLOSURE

When setting the building closure schedule for FY2007, the CHA will continue to balance the physical conditions and vacancy rates of buildings with funding availability for revitalization and construction schedules for redeveloped and rehabilitated properties. Additionally, resident leadership will be consulted before plans are finalized.

FY2007 Planned Building Closure Mixed-Income Redevelopment Properties		
Development/Address	Total Number of Units Closing	Number of Households Affected*
Frances Cabrini Extension South^		
911 N HUDSON AV	65	26
862 N SEDGWICK ST	65	22
Sub-total	130	48
Madden Park Homes		
746 E 37TH ST	6	5
3646 S ELLIS AV	4	4
3812 S LAKE PARK AV	6	5
3814 S LAKE PARK AV	6	6
3822 S LAKE PARK AV	6	4
3830 S LAKE PARK AV	6	4
Sub-total	34	28
Ida B. Wells Extension		
511 E BROWNING AV	65	39
527 E BROWNING AV	65	16
540 E 36TH ST	65	16
559 E BROWNING AV	65	26
574 E 36TH ST	65	30
575 E BROWNING AV	65	35
Sub-total	390	162
FY2007 Total	554	238

* Occupancy information as of September 30, 2006.

^ Under litigation/negotiation.

MOVE ACTIVITY

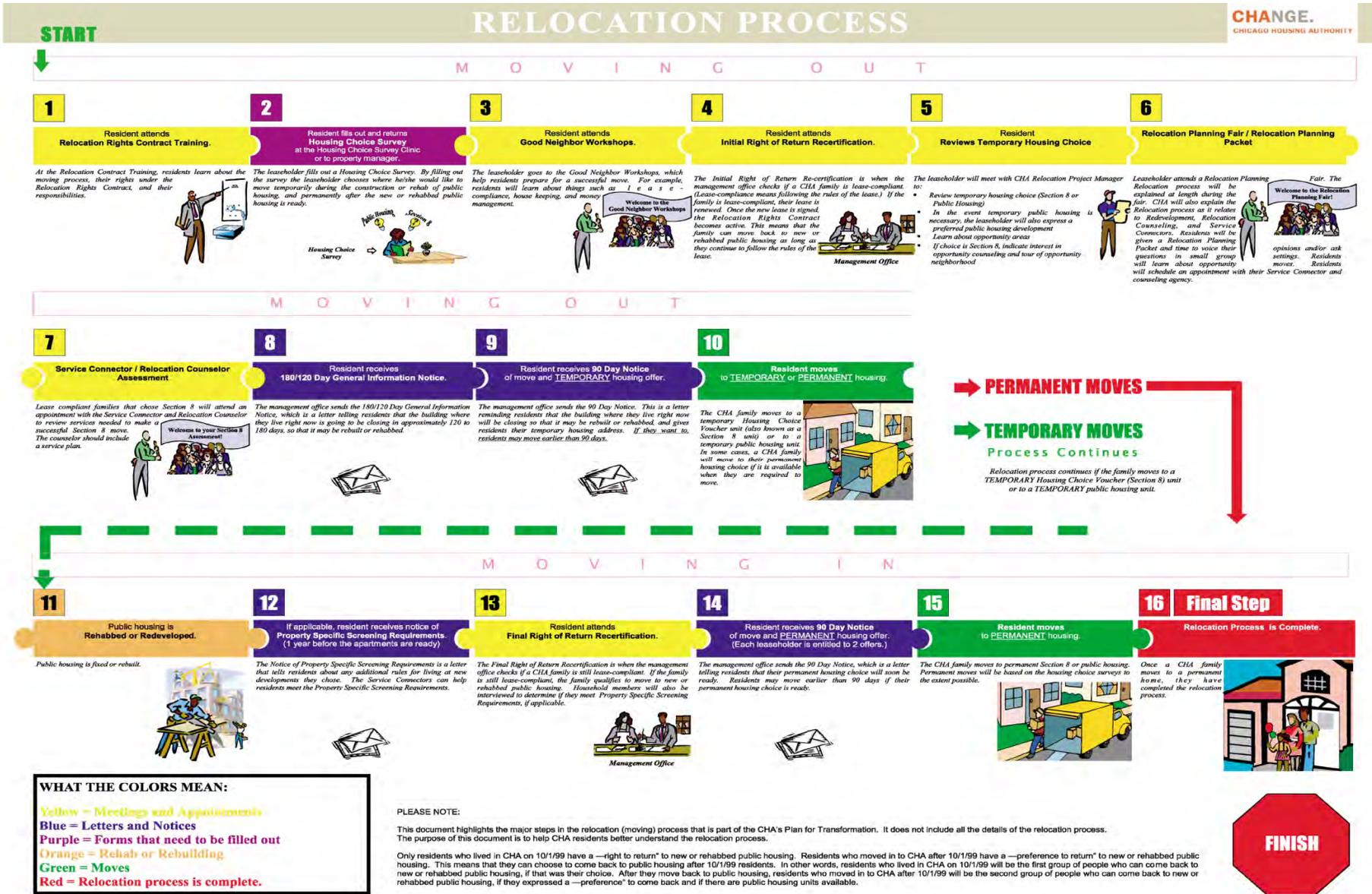
CHA residents will continue to be relocated from their old dilapidated public housing units into both temporary and permanent homes, allowing for the revitalization of the 25,000 public housing units promised under the Plan for Transformation. It is anticipated that 790 moves out of public housing and 1,255 moves in to permanent replacement housing will take place in FY2007.

CHA residents will receive support through counseling and services for both their moves out from old units and for their moves into replacement housing as outlined earlier in this chapter.

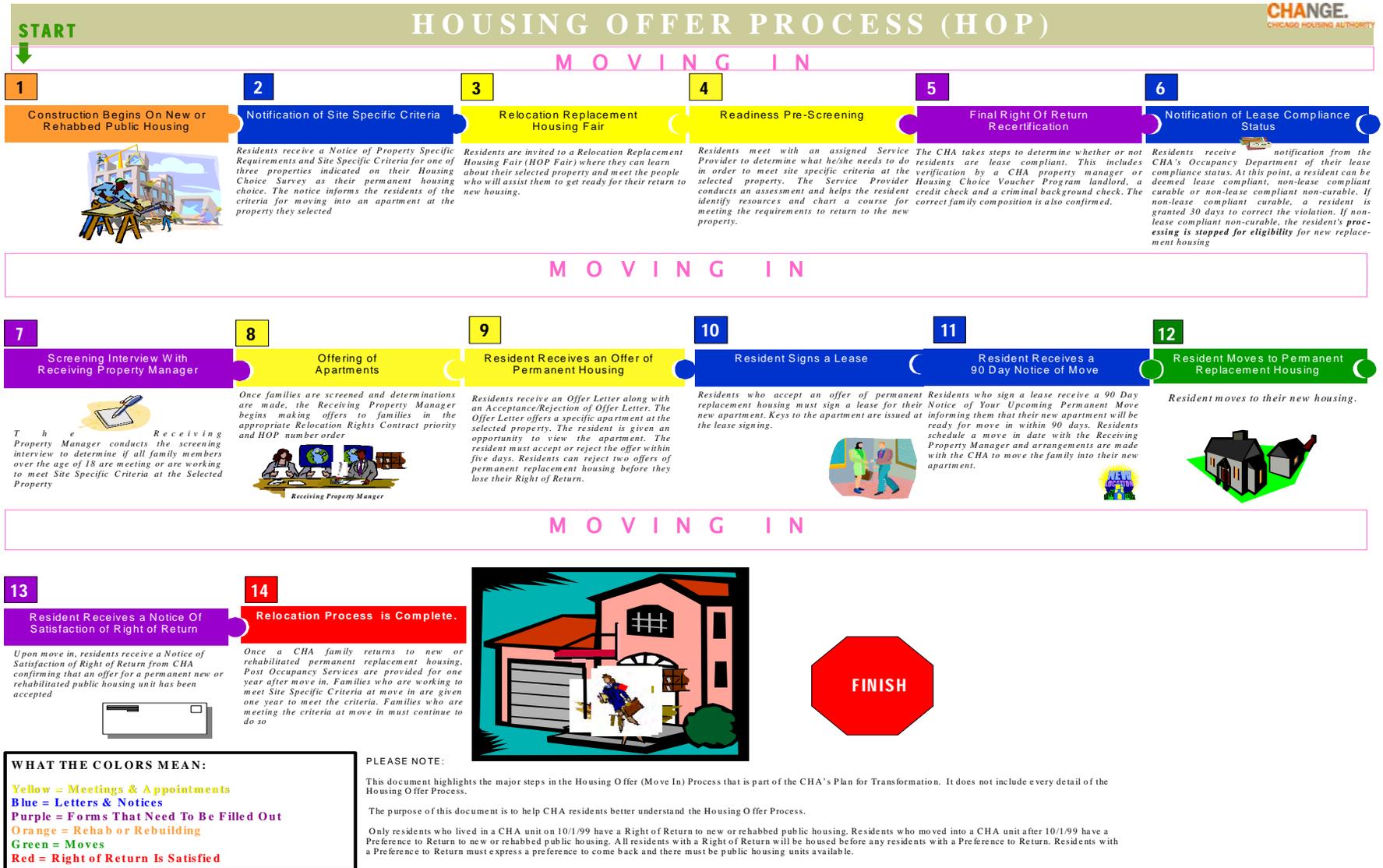


The CHA will continue to relocate families from non-revitalized public housing units to their temporary and permanent homes in FY2007.

An overview of the relocation process for families at rehabilitation and redevelopment properties is outlined in the flow chart below.

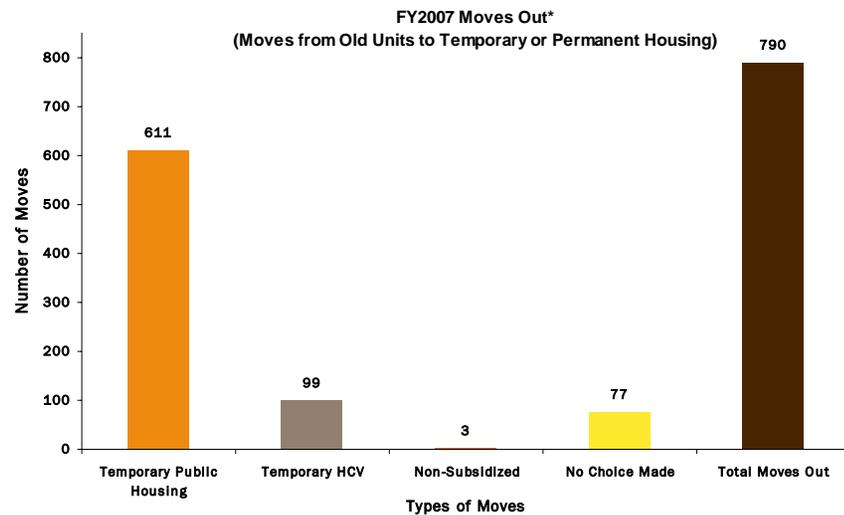


Below is a flow chart that describes the various steps of the Housing Offer Process for CHA properties undergoing redevelopment and rehabilitation as part of the Plan for Transformation.



Moves Out

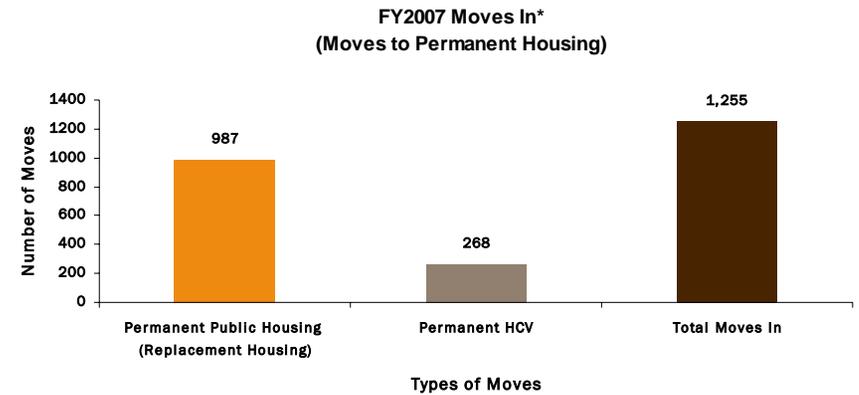
The CHA sends a General Information Notice to residents in the mail at the beginning of the relocation process. The notice advises residents of the scheduled closure of the building in which they reside in order to accommodate rehabilitation or redevelopment. Closer to the actual closure and move date, residents will receive another notice informing them of the address of their temporary housing location. Some families will be able to move directly to their permanent homes, while others will be relocated to temporary public housing, to the private market using a HCV, or to non-subsidized housing. In FY2007, the CHA is planning 790 moves out of non-revitalized public housing units to temporary and permanent homes.



*Based upon information entered into the Relocation Management Tracking System as of August 2006.

Moves In

Once a family moves into their permanent home and receives a notice from the CHA indicating that their Right of Return has been satisfied, the relocation process is complete. Families may move permanently to a newly rehabilitated or redeveloped public housing (replacement housing) unit, or they may choose to move permanently with a HCV to the private market. In FY2007, the CHA is planning a total of 1,255 permanent moves in.



*Based upon information entered into the Relocation Management Tracking System as of August 2006.

CHAPTER FOUR

Supporting Economic and Social Self-Sufficiency



CHAPTER FOUR: SUPPORTING ECONOMIC AND SOCIAL SELF-SUFFICIENCY

The CHA provides families with opportunities to work toward economic and social self-sufficiency. Families and seniors are provided access to a service provision network, employment and job training opportunities, and a variety of supportive services that are designed to meet the needs of each individual family. Through a collaborative effort with the City of Chicago, HUD, and a wide range of private and public stakeholders, the CHA service provision network is available to every CHA resident. Additionally, the CHA offers residents opportunities to participate in enriching events and programs.



The CHA encourages residents to attend Service Fairs that provide information about supportive services available to them.

THE CHA SERVICE PROVISION NETWORK

CHA residents have the option to work with Service Connector staff to determine their needs and to receive referrals for services that will allow them to obtain self-sufficiency. The Senior Resident Service Coordinators will continue to assist residents in FY2007. Meanwhile, relocating families will receive additional assistance making informed housing choices and smooth transitions into their new communities from Transitional Housing and Supportive Service Counselors and Move-In Service Providers.

Service Connector System

The Service Connector System is administered for the CHA by the Chicago Department of Human Services. It is a network of social service agencies designed to provide case management, link families to resources, and assist CHA families in accessing programs and services used by the community-at-large.

The Service Connector System helps CHA families establish a foundation for self-sufficiency by assisting them set goals that promote stability, maximize housing options, augment household income, and allow residents to integrate smoothly into their new communities. Service Connector staff work with families on an individual basis to identify their particular needs and determine which

services will meet those needs. Families can receive referrals for a wide range of services, including job education classes, adult education programs, substance abuse programs, child care, healthcare, and financial planning programs. In FY2007, the Service Connector System will continue to provide and track services and inter-agency referrals for CHA residents.

CHA residents and HCV Program participants are not required to participate in the services offered through the Service Connector System; however, the CHA does encourage families to work with Service Connectors. In FY2007, the CHA will operate 31 neighborhood-based Service Connector offices and anticipates reaching over 7,000 residents in communities throughout Chicago.

CHASystems@Work

CHASystems@Work is the website hosted by the CHA that allows service providers to track and monitor clients' cases in an efficient and timely manner. In FY2007, service providers will continue to use CHASystems@Work to track residents' use of services and their progress toward self-sufficiency goals. It also will allow the CHA to monitor each participating agency's ability to meet their contractual performance management goals.



At service fairs, CHA residents are able to enroll youth in summer employment and camp programs and adults in education and technical training programs. Additionally, residents can access social services and sign up for economic assistance programs at the fairs.

SENIOR RESIDENT SERVICE COORDINATORS

The Resident Service Coordinators (RSC) Program is a nationally-established program designed to assist residents living in senior designated housing obtain services, resource referrals, and a variety of other services to improve seniors' quality of life. Along with the CHA, the Chicago Department on Aging (CDOA) and property management companies will provide senior residents with access to RSC in its senior designated properties throughout the City of Chicago. RSC assist seniors with completing forms, reading and clarifying letters for them, and ensuring that their records contain current emergency contact, prescription, and medical information. Some activities that are planned for the RSC to conduct in FY2007 include: distribution of cold weather action plan information, circulation of safety tips at meetings, and checking windows for unnecessary air flow into units.



Seniors have a great time at the many social events sponsored by the CHA.

In FY2007, senior residents in designated buildings will have the ability to participate in the beneficial programs and services listed below:

Benefit Screening

By interacting on a daily basis with residents, the RSC are able to evaluate a resident's needs and make referrals for medical or mental health evaluations. RSC assist seniors by linking them to the appropriate service provider or medical care facility. The RSC also refer residents for services offered through the Chicago Department on Aging, including free, confidential screening for local, state, and federal benefits. For seniors who are having difficulties due to an illness or recent release from a hospital or care facility, RSC will set up temporary meal delivery to their homes.



Terry Peterson, former Chief Executive Officer of the CHA, meets with seniors to discuss the Plan for Transformation and how the CHA will support them through social, cultural, educational, and health activities.

Social and Cultural Activities

In FY2007, CHA senior residents will have the option of participating in a variety of social and cultural activities that include movie outings and visits to Chicago's diverse museums. The CHA will continue to encourage senior residents to lead active lives by sponsoring trips to the Taste of Chicago, scheduling trips to local grocery stores, and hosting Bingo nights. To cap off FY2007, CHA senior residents will partake in the annual Senior Gala, a celebration held during the holidays where seniors can spend time with their peers, mingle, and dance the afternoon away.



Seniors enjoy activities like the annual Senior Gala sponsored by the CHA.

Health and Wellness

To ensure their best health and well-being in FY2007, RSC will work with senior residents to create or review confidential care plans. Care plans are updated on an annual basis and contain a summary of a person's medical history, a description of medical concerns, and evaluations of potential health care issues. The RSC also provide

Senior Resident Service Coordinators

FY2007 MOVING TO WORK ANNUAL PLAN – PLAN FOR TRANSFORMATION YEAR 8

access to outside counseling resources for grief, depression, and other health-related issues that may affect seniors.



In FY2007, seniors will be able to participate in a variety of health and wellness activities, including exercise classes aimed at ensuring seniors' physical and mental well-being.

In FY2007, the RSC will distribute cold weather informational flyers with weather safety tips and perform safety checks on seniors during extreme weather conditions. Seniors also will be able to participate in exercise classes to learn the latest in exercise trends and will have access to flu shots.

Educational Activities

During FY2007, RSC will offer residents the opportunity to learn about a variety of topics that range from Medicare information to English as a Second Language. Also, senior residents can exhibit their creative talent by participating in various art programs offered at senior designated buildings. In FY2007, senior residents will be able to attend International Club meetings and learn about the plethora of cultures.

EMPLOYMENT AND JOB TRAINING

Many CHA residents may need assistance in attaining economic self-sufficiency. In FY2007, the CHA will continue to focus services on helping residents along the path to self-sufficiency, putting a special emphasis on workforce development.

The Chicago Housing Authority is partnering with the Mayor's Office of Workforce Development and The Partnership for New Communities, a funders' collaborative of business and civic leaders dedicated to community revitalization, to create a range of activities and programs intended to: improve resident access to self-sufficiency through employment; strengthen the capacity of the public workforce development system; and increase the quality of resident employment outcomes. This strategy focuses on four core areas and includes a number of programs that have a proven ability to produce positive results for public housing residents.

- *Work Readiness Preparation* equips residents with the tools necessary to access employment opportunities, such as obtaining personal documents, developing and updating a resume, determining one's career interests, and developing and completing an employment plan. These services are combined with Basic Employment Services that provide rapid job placement in opportunities like paid internships and full- and part-time jobs.

- *Literacy and adult basic education* programs assist adults to become literate and obtain the knowledge and skills necessary for employment and self-sufficiency. These programs are offered by the City Colleges of Chicago and other community-based provider partners, including Literacy Chicago and the Black United Fund.
- *Transitional Jobs* programs provide residents with little or no work history the opportunity to learn the customs and routines of work, acquire work-task skills, establish a work record, and generate employer references through contextualized job readiness training while working in a time-limited job with pay and receiving case management services that support them in transitioning to full-time permanent employment.
- *Bridges to Careers* programs through the City Colleges of Chicago provide career pathways for residents who, upon completing remedial basic adult education, enroll in a technical trade certification course that leads directly to employment in their chosen career field.

All of the programs work in tandem to provide career paths that meet all resident job seekers' needs. In addition, residents will continue to receive one-on-one guidance, including work readiness preparation from Service Connectors and Relocation Providers in their

communities. These organizations help residents by providing motivation, presenting options, and retaining their involvement in training and employment opportunities.

Hospitality Academy Provides Job Training



The Hospitality Academy Training Program is run by the Metropolitan Pier and Exposition Authority (MPEA) and prepares participants to work in the hospitality field. The program is divided into two phases and begins with an eight-week course where students receive 30 hours per week of training in business writing, business ethics, and professional presentation in the workplace. Students receive a stipend for attending the course. Training is followed by an 18-week internship in which students get hands-on experience in the hospitality field. Catrina Hollingsworth is a CHA resident who successfully completed the Hospitality Academy Training Program and is now prepared to obtain employment in the hospitality industry.

The CHA understands the need to inform young adults and teens about the importance of obtaining employment. In FY2007, the CHA will offer 245 young adults and teens the opportunity to participate in Mayor Daley's KidStart Summer Jobs Program and the After School Matters pre-apprenticeship program. These programs offer individuals a stipend for participating in academic enrichment and mentoring opportunities with local role models. Young adults and teens also will participate in hands-on training that will assist them in making a successful transition into the workforce and impart vital knowledge about how to remain safe in the workplace.



The Honorable Richard M. Daley, Mayor of Chicago, together with Terry Peterson, former Chief Executive Officer of the CHA, announced that job search and placement services available to CHA families would be broadened by the "Opportunity Chicago" program aimed at finding CHA residents long-term employment in growing industries.

Residents Receive Job Opportunities

Opportunity Chicago is a career-based program aimed to prepare CHA residents for long-term employment. The goal of this program is to help residents prepare for employment through job placement, specialized job training, and general literacy programs, if necessary.

Jobs are offered in growing service industries such as banks, hotels, and hospitals, and the goal of the program is to place 1,000 residents in new jobs each year.

Opportunity Chicago will work in conjunction with job placement services already offered by the Service Connector System to link CHA residents to employment. Employers participating in the program will benefit by hiring CHA residents trained to compete in the workplace, as well as receive federal tax credits ranging from \$2,500 to \$8,500.

EXPANDING ACCESS TO SERVICES FOR CHA YOUTH

The CHA's Plan for Transformation goes beyond creating quality, safe, and decent housing for low-income families. In FY2007, the CHA will offer residents supportive programming initiatives and activities with the objective of helping them today and enhancing their future quality of life. From nutritional-based programs to special events, the CHA plans to assist residents in FY2007 by offering the following supportive assistance:



CHA children and seniors work together to build a tranquil garden at the Hattie Callner senior building.

Nutritional Programs for Youth

Proper nutrition while young is the key to a healthy lifestyle in the future, and the CHA looks for ways to provide young residents with access to nutritious meals. One of the most successful programs, the Summer Food Program, will offer CHA youth approximately 500,000 free lunches throughout the summer of FY2007.

With the assistance of the Chicago Department of Children and Youth Services (CDCYS), school-age public housing residents will be able to stop by any public housing development or any CDCYS site in or around both traditional public housing and mixed-income communities to receive a free breakfast or lunch. Families that have relocated using a HCV can continue to pick up meals at CDCYS sites

located in communities with low to moderate incomes based on census tract information.

Vegetable Giveaways

Annually, the CHA gives away vegetables to encourage healthy eating habits. In FY2007, the CHA plans to hold vegetable giveaways to residents at various traditional public housing and scattered site properties.

Holiday Initiatives

The CHA supports entertainment activities, especially around the holidays. In FY2007, the CHA once again will work with the Local Advisory Council (LAC) to host its annual Halloween Safety Initiative. The Initiative provides residents with Halloween safety tips via informational flyers as well as nutritious fruit and candy for children.



The Chicago lakefront serves as a beautiful backdrop for a fun-filled Easter Egg Hunt for CHA children.

During the Thanksgiving and Christmas season, the CHA will continue another tradition of collaborating with external partners to provide CHA families with food and toy donations. Seven-hundred and fifty (750) food baskets and 2,000 brown bags containing turkeys and

canned goods will be distributed for the Thanksgiving festivities, while 600 food baskets will be provided for residents prior to Christmas.

Furniture and Clothing Distribution

In FY2007, the CHA, in conjunction with Windows of Opportunity, Inc., will continue to solicit furniture and clothing donations from private organizations and CHA employees. The donations are received year-round and distributed to CHA families on an as-needed basis.

Special Events

The CHA offers many opportunities for residents to interact with their communities. In FY2007, the CHA will offer residents the opportunity to participate in the Bud Billiken Back to School Parade, one of the city's most historic parades, which takes place in Bronzeville, a south side community of Chicago. Following the parade, participants and spectators further celebrate the beginning of a new school year by picnicking near the end of the route.



Terry Peterson, former CEO of the Chicago Housing Authority, joins kids from public housing developments to march in the Bud Billiken Parade.

The CHA and the LAC, with support from the CHA Board of Commissioner's Office, will host a number of Family Fun Days, which are filled with food, music, and dancing. In FY2007, the CHA will promote clean communities by hosting clean-up days as part of the Clean and Green Program. This program allows residents to work together to beautify their community by removing trash from common areas.



The bank teller training program, created in response to the labor market shortage of entry level workers in the banking industry, is popular among participants in the Bridges to Careers Program.

CHAPTER FIVE
Sustaining Viable Communities



CHAPTER FIVE: SUSTAINING VIABLE COMMUNITIES

The Plan for Transformation serves as a vehicle for CHAnging the public's view of public and low-income housing by re-building viable communities with revitalized homes. This could only be done through the internal collaborations and external partnerships that the CHA has created in carrying out the Plan. Each employee, resident, organization, and entity plays a key role in ensuring the Plan's mission of providing safe, quality, and affordable housing for low-income individuals is fulfilled.

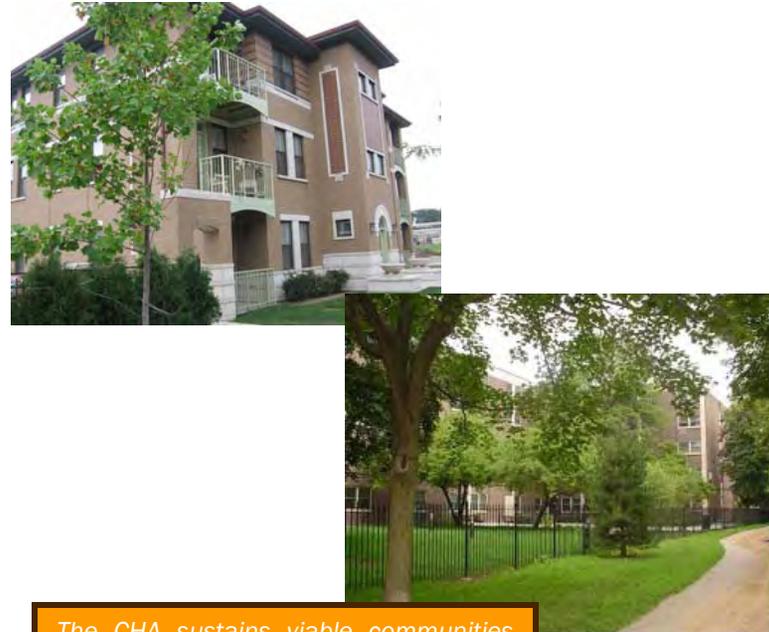
THE CHA: DOING ITS PART

ENHANCING PERFORMANCE AND ENSURING ACCOUNTABILITY

At the beginning of the Plan for Transformation, the CHA transferred its role of on-site management of its properties to third-party private property management companies and resident management corporations. The transfer allowed the CHA to focus on managing its assets, while property management companies became responsible for the daily management of the public housing units and properties. The CHA Asset Management Department plays an important role in holding the property management companies accountable for their work.

The Asset Management Department was reorganized in FY2006 to more efficiently monitor the property management companies' performance. The CHA now divides its properties into manageable

portfolios, wherein a five-tier support team is assigned to each portfolio. An asset manager oversees the team and maintains regular communication with property management companies. The associate asset manager assists the asset manager in analysis, consolidation of reports, and resident relations, while the resident support manager handles resident inquiries, prioritizes resident-related issues, as well as creates, implements, and manages analysis of resident satisfaction surveys.



The CHA sustains viable communities through property management companies contracted to perform day-to-day on-site management duties at family and senior properties.

As part of the reorganization, the Quality Control Unit was placed within the Asset Management Department. A quality control specialist is assigned to a portfolio team and conducts monthly audits of the physical conditions of the properties, audits resident files, raises emergency issues, and coordinates follow-up actions for the portfolio.

Property management companies will continue to perform day-to-day on-site management duties in FY2007. Their primary focus will be to maintain quality, decent, safe, and habitable units so that a CHA property will be indistinguishable from any other well-maintained private property. Property management companies must adhere to performance standards, which are outlined in detail in their performance-based contracts.

FY2007 will bring the implementation of several changes to these contracts, including the elimination of the sanction committee and the deletion of the progressive enforcement policy. The new contract allows for asset managers to use the default section of the contract, which permits the CHA to expeditiously penalize property managers that do not operate at the benchmark performance level required by their contract. Under the previous property management contract, asset managers were sometimes required to appear before a sanction committee prior to the CHA taking corrective actions against property management companies. The elimination of the sanction

committee allows the CHA to address property manager deficiencies in a more time-efficient manner.

In an effort to reduce costs, property management companies will be required to use the CHA strategic outsourcing initiative in certain areas of operation. The strategic outsourcing initiative is comparable to a bundling of services agreement. Services such as security, scavenger, pest extermination, and elevator maintenance will be provided under one contract, rather than multiple service contracts at each development. This strategy establishes performance standards consistent throughout the portfolio.

Property management contracts for FY2007 also will outline the CHA's expectations for quality maintenance of units and buildings and the requirement to adhere to the ten CHA and HUD-established benchmarks. In FY2007, the Asset Management Department will audit property management companies to ensure compliance with the benchmarks and identify deficiencies. Companies that do not perform at the benchmark level or adhere to the directives of the CHA will be penalized. The performance standards are as follows:

FY2007 Benchmarks

Category	Property Management Benchmark
Emergency Work Orders	Complete 100% of emergency work orders within 24 hours. Emergency work orders are for deficiencies that present an immediate danger or hazard to person(s) or property. This benchmark meets the performance goal for emergency work order response rate that was achieved in FY2005, which was 100%.
Non-Emergency Work Orders	Complete non-emergency work orders at each family and senior site within 25 days. This benchmark also meets the performance goal for non-emergency work orders that was achieved in FY2005, which was 25 days.
Outstanding Non-Emergency Work Orders	Limit the number of outstanding non-emergency work orders to less than two percent of the total number of non-emergency work orders by the end of FY2007. However, due to pending rehabilitation or demolition, some work orders may be deferred for modernization.
Outstanding Re-certifications	100% of the required re-certifications will be completed in FY2007. This requirement will ensure that the CHA is in compliance with the HUD Public Information Center (PIC) system.
Rent Collections	<p>At least 98% of the rent billed in FY2007 will be collected or referred for legal review. The CHA collected 93% of rent billed for family and 98% of rent billed for senior sites as of November 30, 2005. As residents relocate, any outstanding balances are transferred to the receiving property, which negatively impacts the receiving property's financials.</p> <p>As planned, the CHA launched a new housing management software in late 2005. Under the new housing management software, outstanding balances will remain on the sending property's financials until they are paid.</p>
Income Verification	Reduce income verification errors by 80% of FY2006 levels. Ten percent (10%) of the files at each site will be reviewed, and in instances where deficiencies are noted, an action plan will be instituted to bring the site into full compliance.
Rent Calculations	Reduce rent calculation errors by 80% of FY2006 levels. Ten percent (10%) of the files at each site will be reviewed, and, in instances where deficiencies are noted, an action plan will be instituted to bring the site into full compliance.
Unit Inspections	Inspect 100% of units annually.
Building System Inspections	Inspect 100% of building systems annually.
Vacant Unit Turnaround	The CHA will track the turnaround time for vacant units in rehabilitated or redeveloped properties. Once a revitalized unit becomes vacant, the property management company will promptly place the unit back into the available housing stock for leasing within 20 days.

COMMITMENT TO ENSURING QUALITY IMPLEMENTATION OF EXPECTATIONS

Quality Control

The CHA Quality Control Unit supports the work of asset managers by serving as in-house auditors of the property management companies. Any deficiencies found are presented to the asset and property managers.

In FY2007, quality control specialists will continue to implement a scoring system for all three types of inspections that they conduct: health and safety, Uniform Physical Condition Standards (UPCS), and Rental Integrity Monitoring audits. Additionally, the Quality Control Unit has developed a close-out procedure, which documents that inspections have been performed and deficiencies corrected.

Grievance Procedures

The CHA Residents' Grievance Procedure, amended in FY2004, will continue to be utilized in FY2007. The Grievance Procedure is a two-step process through which residents can raise grievances about property management companies or the CHA. First, an informal hearing is conducted, then, if necessary, a formal hearing is conducted by an independent hearing officer through the City of Chicago's Department of Administrative Hearings.

Policy and Procedure Training

In order to ensure that the Plan for Transformation stays on course, CHA staff and contractors must remain up to date on policies, procedures, and regulations. Throughout FY2007, the CHA will offer first-time and refresher training sessions on a number of subjects.

Training will continue to be offered to Asset Management, property management companies, other CHA staff, and service providers as needed. Additionally, in FY2007 property management companies will be required to develop their own trainings for their staff. Training sessions will cover various topics throughout the year, including but not limited to:

- Admissions and Continued Occupancy Policy (ACOP);
- Residential Lease Agreement;
- Rental Integrity Monitoring (RIM);
- Risk Management;
- Minority, Women, and Disadvantaged Business Enterprises Policy;
- Section 3;
- Davis-Bacon;
- Finance;
- One-Strike Policy; and
- Operational Center & Building Management Systems.

INCREASING SAFETY AND SECURITY

Chicago Police Department

In order to have peaceful communities, the property managers will continue to collaborate with the Chicago Police Department (CPD) and residents to monitor and discuss safety and security activities at various sites. In communities where there are concerns, more officers are often deployed to monitor and deter criminal activity.

In an effort to decrease loitering and trespassing on private property during FY2007, the CPD will continue to install surveillance cameras at CHA properties. Surveillance cameras are monitored at the Operational Center, and alleged illicit activity will be recorded and reported to the CPD. In FY2007, the CHA will evaluate the success of the pilot program and create a roll-out plan for family and senior properties.

Property Management Companies

In FY2007, a new security initiative will become fully operational. Under this initiative, each property manager will be required to have parking policies and must ensure that abandoned vehicles are promptly removed.

Resident Outreach Services

Resident Outreach Services (ROS) is a volunteer patrol group comprised of residents who work with the CPD and property

managers to maintain public safety and security at CHA family properties. In FY2007, ROS will expand its efforts in order to establish neighborhood watch programs in several of the new mixed-income communities. ROS representatives also will continue to hold open houses to enroll volunteers in the program.

The CHA will host a Resident Outreach Service Awards luncheon in FY2007. This luncheon allows the CHA to honor the hard work, time, and effort the individuals of ROS put forth in carrying out their responsibilities and improving the lives of all CHA residents.



Resident Outreach Services volunteers, pictured with Otis Wright, Director of Intergovernmental Affairs and Terry Peterson, former CEO of the Chicago Housing Authority, collaborate with the Chicago Police Department to maintain public safety and security at the CHA family properties.

Senior Security

With the implementation of the strategic outsourcing initiative, the CHA expects to see a reduction in security costs at senior designated properties without reducing security service. The CHA will provide property management companies funding to continue to contract with security guards for at least one eight-hour shift per day. Security guards will be stationed at the front desk of each of the senior designated properties in FY2007.



Security guards will be stationed at front desks throughout CHA senior designated buildings to monitor visitors and residents as they enter and exit the building.

Operational Center

For FY2007, the Operational Center will implement an Events Manager database pilot program at selected developments. The Events Manager will manage the data collected from incoming and outgoing calls. The database is connected to Internet Protocol Telephones, which transmit voice technology over a network, Video Monitoring System, Cameras, and the Building Management System. Together, each component will provide information about building systems' failures and breakdowns. The database also will enhance the CHA's ability to monitor and track events in real time and respond accordingly. Lastly, in anticipation of a major crisis, the CHA will develop exercises to practice its emergency response to potential real life situations.

The Active Voice Response System (AVR) will work in conjunction with the Events Manager database by allowing a resident to respond to a call from Operation Center staff. The resident also will have several options available to alert staff that a message was received and/or be able to leave a message with the Events Manager.

MAINTAINING WAIT LISTS

The CHA Occupancy Department is responsible for managing, monitoring, and maintaining the wait lists for public housing. To do so, CHA staff input applications, screen applicants, and monitor the removal of applicants from the various wait lists. Information about

applying for public housing is available at any CHA administrative office, Local Advisory Council offices, the Central Advisory Council office, and the three Latino Site Offices.

Family Properties

The CHA has a community-wide wait list for most family properties. In FY2006, the CHA completed updates to the community-wide wait list in order to collect current information from applicants and confirm that each applicant remained interested in staying on the wait list. For FY2007, the CHA does not anticipate opening the community-wide wait list because currently there are enough applicants to fill vacancies.

Scattered Site Properties

In FY2007, the CHA will continue to fill units according to the Gautreaux Court Orders, which require a mix of families from the community-wide wait list, as well as families from community-area lists. Applicant information on the community-area wait lists was updated in FY2006.

Senior Properties

The CHA uses site-based wait lists at senior designated properties. The CHA will continue to: add senior housing applications to the site-based wait lists; place applicants in queues for applicant screening by property managers; review property managers' requests to offer an

applicant a unit; and audit wait list activities. In accordance with the FY2005 Senior Designated Housing Plan, new applicants must be at least 62 years of age or older to move into a senior designated property, though individuals age 60 years or older may fill out an application and be placed on a senior site-based wait list.



The CHA will continue to lease vacant units at rehabilitated senior designated properties, such as Hilliard Towers Apartments (right) and Major Lawrence Apartments (left), in FY2007.

LEASING REDEVELOPED AND REHABILITATED UNITS

During FY2007, the CHA's Occupancy, Relocation and Supportive Services, and Asset Management Departments will provide leasing support to property managers for all vacant redeveloped and

rehabilitated units. For senior sites, the CHA will provide assistance by opening individual site-based wait lists, inputting applications onto the senior site-based wait lists, and referring qualified seniors from the community-wide wait list. Property managers and the CHA will jointly evaluate an applicant's eligibility for public housing before issuing a unit offer.

As the redevelopment and rehabilitation of family units is completed, the CHA and property managers will begin leasing activities at these sites in accordance with the CHA Leaseholder Housing Choice and Relocation Rights Contract (Relocation Rights Contract). If there are an insufficient number of residents qualifying for units, the CHA will pull applicants from the community-wide wait list for screening. The CHA aims to keep the unit turnaround time (the time from when a unit is revitalized to when it is leased) at the lowest possible number of days. It is essential that the new units available for occupancy are leased as quickly as possible so that residents are able to move into a new unit and can begin to enjoy the benefits of living in their revitalized community.

Dedication to Physical Accessibility and Disability Issues

During FY2007, the CHA and an independent third party will begin verifying the accessibility of newly rehabilitated and redeveloped units and certifying them as such to HUD. The CHA also will commence semi-annual meetings with HUD to discuss CHA progress toward

achieving full compliance with the commitments made pursuant to the Moving to Work Agreement. Through the Moving to Work Agreement, the CHA committed to revitalize 5.3% (rather than the statutory minimum of 5%) of the new units as accessible to individuals with mobility impairments, and 2.1% (rather than the statutory minimum of 2%) as accessible to individuals with sensory impairments.

Improved Training, Improved Service to Residents

The Asset Management Department, in conjunction with the Relocation and Resident Services Departments, will facilitate comprehensive trainings on Lease Enforcement and Lease Maintenance to property managers, service providers, and residents.

Lease Enforcement Trainings are geared toward property managers, and some of the topics will include methodologies used to produce warning letters and termination notices, and procedures on how to secure an eviction attorney.

Lease Maintenance Trainings will be aimed at service providers. Some of the training topics will include the appropriate role of the service provider, as well as how to encourage residents to remain lease compliant. In coordination with the resident leadership, the CHA will facilitate trainings with residents on their roles as community stakeholders and as CHA residents. Other topics will include "good neighbor" training and lease maintenance guidance.

IMPROVING COMMUNICATION

In order to implement the Plan for Transformation successfully, relaying proper information about the Plan is essential. The CHA must maintain multiple channels of communication with residents, HCV Program participants, applicants, and the public. During FY2007, the CHA will use a variety of communication vehicles to reach out to these groups, including tours for national and international housing delegates, attending editorial boards of both local and national newspapers, a weekly AM radio talk show, and a quarterly e-newsletter, “CHAnging Times.” The CHA cable television show, “A Better Place,” will return in FY2007. The monthly episodes will be comprised of seven segments: *Home, Change, Future, Build, Partners, Neighbors, and Alumni*. The CHA Office of Communications also will produce new brochures, participate in city-wide events, and hold monthly breakfast meetings between the Chief Executive Officer of the CHA and residents. In addition, the CHA will continue to make improvements to the website www.thecha.org.

Informational Presentations and Tours

Throughout FY2007, the CHA will hold a series of informational presentations and tours. Presentations will be made at local high schools and colleges by CHA staff, informing students about the Plan for Transformation. The CHA will continue to conduct tours of redevelopment and rehabilitation sites for international and national delegations, educational institutions, and the media. Both the

presentations and tours will serve to highlight the progress that the CHA has made in revitalizing Chicago’s public housing.



“A Better Place,” the CHA cable show, will continue to air monthly in FY2007.

RESIDENTS: DOING THEIR PART

ADHERING TO ADMISSIONS, CONTINUED OCCUPANCY, RENT, AND UTILITY POLICIES

The CHA must have admissions and continued occupancy policies that are in compliance with federal, state, and local laws. These policies put residents on notice of their rights as well as responsibilities as a resident of CHA public housing. Additionally, these policies are continually reviewed by the CHA to ensure compatibility with the operational needs of the redevelopment, rehabilitation, and relocation processes. In FY2007, the CHA will continue to hold a public comment period and public comment hearing to solicit comments from residents or the public before admissions and continued occupancy policies are changed and finalized. The resident notification process for the public comment periods will continue unchanged and will include direct mailings and newspaper advertisements. During each public comment hearing, CHA residents and the public are able to voice their opinions on the proposed policy changes.

Admissions and Continued Occupancy Policy, Residential Lease Agreement, and Pet Policy and Pet Ownership Procedure

Households in traditional public housing are subject to the CHA's Admissions and Continued Occupancy Policy (ACOP), Residential Lease Agreement (Lease), and Pet Policy and Pet Ownership Procedure (Pet Policy), all of which were amended in FY2005. During

FY2007, the CHA will continue to regularly review and evaluate the ACOP, the Lease, and the Pet Policy, as well as propose amendments when necessary.

Screening Criteria, Leases, and other Occupancy Rules

Households in mixed-income communities are subject to the site's respective Tenant Selection Plan (TSP), lease, and other approved occupancy rules. All households that rent units, regardless of whether the units are public housing, affordable, or market-rate, are subject to the same policies for admission and continued occupancy.

Each mixed-income community has screening criteria unique to its property. Throughout FY2007, the CHA will continue to use the Minimum Tenant Selection Plan for Mixed-Income/Mixed-Finance Communities (MTSP) as a guideline for the CHA, working groups, and developers as they create site-specific TSPs. The MTSP represents the minimum screening criteria that any mixed-income community TSP should contain.



Families who move into new mixed-income communities are subject to the site's respective screening criteria, lease, and occupancy rules.

The following section provides information on the CHA's rent, utility, and One-Strike Policies. All of these items are incorporated into the ACOP, lease, and each mixed-income community's admissions and occupancy policies.

Rent Policies

Public housing families are expected to pay a minimum rent of \$50 per month. The CHA is aware that not all residents are able to afford the minimum rent, and, as a result, a hardship exemption policy is included in the ACOP. If the hardship will last less than 90 days, the CHA will not impose the minimum rent during the 90-day period, beginning the month following the family's request for the hardship exemption. After 90 days, the resident must repay the minimum rent from the beginning of the suspension. The CHA will offer a reasonable repayment agreement. Long-term hardship exemptions also may be granted. Households that claim zero income will have their income re-examined every 90 days.

In FY2007, at each household's initial lease-up and/or annual re-certification, the CHA will offer residents the choice of either income-based rent or flat rent:

- Income-based rent is either 30% of the household's adjusted monthly income or ten percent of the household's total monthly income. Income-based rent will never be less than

\$50 (the minimum rent) and is calculated using HUD guidelines and the policies set forth in the ACOP.

- Flat rents are not based on household income. Rather, the flat rent is based upon the unit's size, type, age, condition, unit amenities (e.g. washer and dryer, kitchen appliances), and neighborhood amenities (e.g. schools, playgrounds, access to social services, transportation, and market rent for comparable unassisted units) per HUD regulations.

Utilities Policy

The CHA requires residents to obtain and maintain utility connections in the head of household's or co-head's name throughout their tenancy. In addition to their applicable rent, CHA residents are expected to pay for the utilities of their unit. However, residents may be provided with a utility allowance, which is an amount paid by the CHA based on variables such as the number of occupants and size of the unit.

The CHA conducts annual reviews of utility allowances, and, where a ten percent increase in utility costs is found, the CHA modifies the utility allowance schedule accordingly. Prior to implementing a new schedule, the CHA notifies residents, property managers, and CHA staff in writing. In some cases, the utility allowance is greater than the resident's monthly rent. Such residents receive a utility reimbursement, whereby the CHA makes payment directly to the

utility company, and residents then receive a credit on their utility bill equal to the reimbursement.

Residents living in buildings that are check-metered will be charged a flat rate for consumption in excess of the utility allowance. In the absence of individual meters or check meters, residents must obtain approval from property managers prior to installing additional appliances in their units.

One-Strike Policy

The CHA's One-Strike Policy, as required by federal laws and regulations, requires that the CHA remove leaseholders or any other persons residing in the home or under a resident's control who threaten the health, safety, or right of peaceful enjoyment of the premises by other residents, CHA employees, agents of the CHA, or persons residing in the immediate vicinity. In FY2007, the One-Strike Policy will be monitored by the CHA Office of the General Counsel as well as the One-Strike Program Coordinator who will work in conjunction with the Asset Management Department, the CPD, the Circuit Court of Cook County, and the Cook County State's Attorney's Office to implement the policy.

Award Winning CHA Department Recognized for Leadership

The Chicago Housing Authority Asset Management Department has earned the Institute for Real Estate Management's (IREM) Leadership Award. The Asset Management Department was honored for their accomplishments in the areas of training and education, community services, and landlord leadership. The CHA is glad to have received the IREM Leadership Award because it is yet another indicator that the CHA, the City of Chicago, and CHA's external partners are successfully transforming public housing developments into thriving, diverse, mixed-income communities.

THE CITY OF CHICAGO: DOING ITS PART

The City of Chicago has been instrumental in ensuring that the Plan for Transformation progresses. The City of Chicago's participation in the Plan has resulted in new and improved infrastructure, new public schools, as well as enhancements to public services and facilities. Below is a brief explanation of collaborations between the CHA and various City departments and sister agencies.

Chicago Department of Administrative Hearings (CDAH)

The CHA, through contractual agreement, will continue to use the CDAH facilities for formal hearings of CHA resident grievances. The CDAH also provides trained Administrative Law Officers, selected by the CHA and the Central Advisory Council, to hear and render findings on resident grievances. This forum allows grievances to be settled in an impartial and fair manner.



The Chicago Department of Construction and Permits issues the necessary construction permits for the CHA to move forward with the Plan for Transformation.

Chicago Department on Aging (CDOA)

The CDOA and property management companies will continue to collaborate with Resident Service Coordinators (RSC). The RSC connect residents living throughout CHA senior designated properties to a variety of services. In FY2007, RSC will continue to provide seniors with on-site confidential screenings for public benefits as well as recreational activities, health-related referrals, educational workshops, and information on diet and nutrition.

Chicago Department of Children and Youth Services (CDCYS)

In FY2007, CDCYS will continue to provide school age children with free lunches at various locations throughout the community. Lunches will be provided at public housing developments, CDCYS sites in or around traditional public housing and mixed-income communities, or within communities with low to moderate incomes as reflected in the census.

Chicago Department of Construction and Permits (DCAP)

The DCAP issues construction permits for Chicago-area revitalization projects. Since the Plan for Transformation began, the CHA has worked closely with DCAP to obtain the proper construction permits for its redeveloped or rehabilitated properties. The impact of the Plan is evidenced by the large number of construction permits authorized in and around mixed-income communities and rehabilitated traditional public housing developments.

Chicago Department of Environment (DOE)

The DOE works in conjunction with the CHA to ensure that human health and the environment are protected, while simultaneously advancing economic development throughout Chicago. To that end, DOE participates in working groups and conducts environmental assessments and remediation at CHA sites undergoing redevelopment and rehabilitation.

Chicago Department of Housing (DOH)

The partnership between DOH and the CHA allows new housing communities to be developed on vacant city-owned land. Both agencies leverage public funding with private community investment, which in turn creates viable communities. Moreover, DOH is an essential partner in the construction of affordable housing for CHA's mixed-income communities because it awards Low-Income Housing Tax Credits to qualified developers.

Chicago Department of Human Services (CDHS)

In FY2007, CDHS will continue to administer the Service Connector System, a network of well-established social service agencies that provide information, inter-agency referrals, service coordination, and case management to residents living in family properties and Housing Choice Voucher (HCV) Program participants. CDHS draws on a strong network of social service providers to connect Chicagoans to

important resources. Service Connector System offices are located throughout Chicago and allow easy access by all CHA residents.

Chicago Department of Planning and Development (DPD)

The DPD is the long-term planning arm of the City of Chicago. The DPD participates in working groups, and, along with the CHA, is creating a new standard in public housing by attracting and sustaining mixed-use developments in revitalized neighborhoods.

Chicago Department of Public Health (CDPH)

The CDPH, through its city-wide programs, provides free and reduced cost health care services to CHA residents. Children under the age of 18 can receive their vaccinations through the Vaccines for Children Program, which is federally funded, or at Fast Track Immunization Clinics throughout Chicago. Additionally, the CDPH has a CareVan, which is a mobile health van that brings free immunization services to children ages zero to six years of age in Head Start, child care centers, schools, public housing sites, WIC (Women, Infants, and Children) centers, and at community events.

The CHA and CDPH contracted with Caritas Central Intake Unit to provide assessment, referral, and free drug and alcohol treatment so that CHA residents could have fast access to treatment. In FY2007, the substance abuse treatment option will be available to 150 CHA residents. These CHA residents will receive treatment in as little as

two days instead of being placed on the traditional state-wide wait list.

The CDPH also completes lead paint risk assessments for the HCV program. If lead hazards are found, the owner of the HCV unit must correct the hazards and obtain a letter of compliance from CDPH within 30 days of the assessment to adhere to federal regulations for the HCV Program.

Chicago Park District (Park District)

The Park District plays a critical role in both the revitalization of CHA properties and the provision of supportive programming for residents. The Park District is a member of and an active participant in the CHA's working groups, maintains existing parks and recreational areas for CHA residents to enjoy, and works with the CHA in developing additional green space near CHA communities. These spaces allow the Park District to host a number of programs aimed at CHA youth, such as after-school and summer programs and the Chicago Park District Day Camp Program. The Park District also provides Day Camp vouchers to Service Connectors and LAC presidents to enable CHA residents to attend summer camps free of charge.

Chicago Police Department (CPD)

In FY1999, the CHA eliminated its private police force after determining that residents would be safer and more secure with the services of the Chicago Police Department. The CHA and the CPD entered into an Intergovernmental Agreement in FY1999 that allowed the CPD to protect and serve CHA residents in the same manner that they serve other Chicagoans. In FY2007, the CHA will remain in regular contact with the CPD to discuss security issues.

Chicago Public Building Commission (PBC)

The PBC, a partner to the CHA, plays an integral role in improving the quality of life for CHA residents by investing in public facilities such as fire stations, police stations, and public parks. These efforts allow for CHA residents, as well as all Chicagoans, to benefit from the transformation of numerous public buildings constructed by the PBC.



The Honorable Richard M. Daley, Mayor of Chicago, and Philip J. Cline, Chicago Police Superintendent, speak at the launch of the Safe Summer campaign, which is a city-wide campaign encouraging Chicagoans to take positive, practical steps to make their children and neighborhoods safer during the summer.

Chicago Public Schools (CPS)

In FY2007, children of families that have relocated to their new communities will have access to transportation assistance to get to and from the school they were attending before their family's relocation. During the relocation process, the CHA and the Chicago Public Schools continue to share data so that the schools can prepare for new students and adjust programs as new communities are built or rehabilitated and school populations change.

Chicago Department of Transportation (CDOT)

CDOT is instrumental in the development of public infrastructure to support the Plan for Transformation. As a key player in executing the CHA's revitalization plans, CDOT coordinates the construction of new streets, sewer lines, alleys, and other vital pieces of infrastructure on and around CHA properties undergoing redevelopment and rehabilitation.

Chicago Transit Authority (CTA)

The CTA continues to enhance the viability of Chicago neighborhoods by making improvements to the public transportation network in a number of Chicago neighborhoods, including the communities where CHA properties are being redeveloped and rehabilitated. The CTA has added a new rail line, refurbished old rail stations, and enhanced bus routes in communities where CHA residents reside, thereby advancing the Plan for Transformation.

City Colleges of Chicago (CCC)

In FY2007, the CHA will partner again with the CCC in assisting CHA residents to *restart* their lives. Project Restart is a training and debt reduction program whereby CHA residents with financial burdens arising out of high utility bills and/or unstable employment affecting their lease compliancy are offered assistance with their utility bills in exchange for participation in the Restart Program. To be eligible, each participant is obligated to complete a series of training courses offered by CCC, as well as fulfill a 30-hour per week work requirement in one of the qualified job programs.

Mayor's Office of Workforce Development (MOWD)

In FY2007, the CHA, the Service Connector System, and the MOWD, along with other not-for-profit organizations and neighborhood business owners, will help residents identify and compete for jobs throughout Chicago. CHA residents will continue to have access to a variety of employment and job training programs sponsored by MOWD. Some of these programs include: connecting residents to employment, conducting informal job counseling for residents, hosting and connecting residents with job fairs, connecting residents with educational opportunities that meet their needs (e.g. literacy classes, GED, certifications, college, etc.), establishing opportunities for residents to observe employees on the job, setting up support groups for residents who are seeking employment, and coordinating with the CHA to reach out to residents and inform them of

employment opportunities through the Section 3 Program. See Chapter 4 for a detailed discussion on the Workforce Development Strategy.

Mayor's Office

The CHA works closely with the Mayor's Office on many aspects of the Plan's implementation. This collaboration is illustrated by the CHA's service on a variety of special mayoral task forces organized to develop policy and program initiatives that will affect public housing residents.

Mayor's Office for People with Disabilities (MOPD)

In FY2007, the MOPD will continue to conduct mandatory reviews of the CHA's redevelopment and rehabilitation project plans to ensure compliance with applicable accessibility laws and guidelines and as part of the building permit process. Through an Intergovernmental Agreement, MOPD conducts inspections of units undergoing revitalization and performs random audits. Additionally, MOPD provides technical assistance regarding accessibility requirements to the CHA and its architects and developers.



The CHA staffs a booth at Access Chicago, an event that is sponsored by the Mayor's Office for People with Disabilities. The CHA distributes information about CHA housing and employment opportunities. Commissioner Karen Tamley, Mayor's Office for People with Disabilities, and CHA ADA/Section 504 Coordinator Debra Moo-Young were in attendance in FY2006.

CHAPTER SIX

Maintaining Fiscal Responsibility



CHAPTER SIX: MAINTAINING FISCAL RESPONSIBILITY

The Plan for Transformation begins with bricks and mortar and transforming communities, but ends with human success stories and transforming lives. To fully conceptualize the Plan for Transformation, the CHA must maintain its fiscal responsibility at the forefront in order to continue to positively impact families. The CHA strives to reduce administrative costs and pursue funding opportunities. These strategies have brought repeat commendation to the CHA from the Government Finance Officers Association of the United States and Canada for managing its financial resources. In FY2007, the CHA will continue to utilize successful management strategies.

2006 APEX® Awards for Publication Excellence

The Chicago Housing Authority has earned the 2006 APEX Award for Publication Excellence in the category of Government Agency Communications for the FY2006 Moving to Work Annual Plan - Plan for Transformation Year 7. This is the CHA's third APEX Award, having won previously for the FY2003 and the FY2004 Annual Report. The APEX Awards is an international competition that recognizes outstanding graphic design, editorial expertise, and succinctness in reporting. Awards were given in various categories after an international competition of over 4,700 entries.

FISCAL POLICIES AND PROCEDURES

Efficient policies and procedures have allowed the CHA to maintain its high level of fiscal responsibility. During FY2006, the CHA implemented its automated Enterprise Resource Planning System (ERP). The ERP integrates the financial, human resources, payroll, and procurement departments' information systems into a single database. ERP allows CHA departmental data to be shared agency-wide, thereby reducing duplicative data-entry. Fiscal policies and procedures were modified to take advantage of the ERP software capabilities. In FY2007, the CHA will assess the impact of ERP implementation and revise the policies and procedures accordingly.

BUDGET MANAGEMENT

Recognizing that a correlation exists between fiscal responsibility and sound management of expenditures, in FY2006 the CHA implemented a new software system to create and manage budgets. This system is an integrated budget and planning module that eliminates the need for uploading budget information into the general ledger and allows efficient data transfer. An interface was developed so that data moves seamlessly between the budget and planning module and the general ledger. This new module also will allow CHA staff to view budget and expenditure history. In-house budget analysts will

continue to serve as a resource to CHA departments, assisting with management of their FY2007 budget and responding to questions and concerns. The CHA's Office of Budget Management will provide reference and historical spending data for departments to use as a guide in developing their FY2008 budgets.

In FY2006, for the sixth consecutive year, the CHA's Office of Budget and Management earned the Distinguished Budget Presentation Award presented by the Government Finance Officers Association of the United States and Canada (GFOA). The GFOA also has awarded the Certificate of Achievement for Excellence in Financial Reporting to the CHA for eight consecutive years. The GFOA Award Program recognizes outstanding financial management in government organizations that serve as a model for other governmental entities to follow. The CHA is honored and proud to receive yet another award recognizing its commitment to sound fiscal management practices.

RESOURCE DEVELOPMENT

To support the Plan for Transformation, the CHA has developed partnerships with public and private entities in order to supplement the funding that the CHA receives from HUD. In FY2007, the CHA plans to raise a total of \$5.57 million through government, corporate, and private foundation grants, as well as in-kind donations awarded directly to the CHA and indirectly to

CHA partners. These funding requests will focus on raising resources for human capital development, social services, and resident safety and security. For FY2007, the CHA has set an in-kind donation goal of \$420,000. This goal incorporates in-kind resources that are mandated by many HUD grants. The mandate requires that up to 25% of in-kind donations are matched from the lead applicant and its partners. The CHA has been successful by attaining a match of up to \$750,000 in donated resources from external partners.

Two key CHA partnerships include collaborations with the Partnership for New Communities (The Partnership) and Windows of Opportunity, Inc. (Windows). The Partnership supports the goals of public housing transformation by stimulating large-scale economic revitalization in neighborhoods where CHA mixed-income communities are located; promoting the development of strong institutions that enrich community life and sustain mixed-income diversity; and investing in the human potential of public housing residents. Founded by the Chicago Community Trust and the John D. and Catherine T. MacArthur Foundation, in cooperation with the CHA, The Partnership is overseen by a board of Chicago civic and business leaders. Windows, a CHA not-for-profit affiliate, supports public housing residents who are working toward economic self-sufficiency. This function is carried out by providing academic scholarships to CHA residents who are pursuing higher education. Funding by and through these

partnerships allows CHA residents to benefit from new and enhanced programming.

The CHA will continue to conduct internal and external public relations activities to publicize programs arising out of the funding partnerships.



Windows of Opportunity, Inc. awarded academic scholarships to each of the aspiring students pictured. These youth were recognized for being committed to the pursuit of academic excellence.

GRANT MANAGEMENT

The CHA Grants Administration Department monitors all CHA grants. In conjunction with other CHA departments, the Grants Administration Department will continue to create new collaborations, as well as support the growth of existing partnerships. In order to maintain these partnerships, the CHA will

provide technical assistance to grantees, conduct site visits, and assist with grant close-out activities in FY2007. Although the CHA has more than 160 partners, in order to maximize quality of life opportunities, the CHA is always seeking to form new partnerships.

Windows of Opportunity, Inc.'s New Goals

Windows of Opportunity, Inc. (Windows) is an independent, not-for-profit agency dedicated to assist public housing and HCV families. In July 2006, Windows began a review of all of its programs and strategies in order to more effectively meet the changing needs of the CHA and its residents. One new goal is to focus on promoting the successful integration of current and former public housing residents and HCV Program participants into their new communities.

Windows recognizes the importance of instilling academic and workplace ethics early in life. Therefore, another new goal is to focus on the next generation, youth ages zero to 18, by encouraging and supporting regular school attendance, engaging students in enrichment activities, college prep or technical skills support, internships, and links to peer mentors. Windows will work to achieve both of these goals in FY2007.

Currently, one of the more significant programs of Windows, and interrelated to the next generation initiative, is the scholarship program. Thus far, more than \$300,000 in financial support has been awarded to 34 college-bound students from various Chicago public housing communities. In FY2007, Windows will receive and review additional applications with the anticipation of assisting all candidates that meet the program's qualifications.

SOURCES AND USES OF FUNDS

CHA Funding Sources & Uses

Total sources and uses for the Agency in FY2007 are estimated at \$934.0 million. Below are narrative explanations for each line item:

Sources of Funding	FY2006 Revised Budget	FY2007 Proposed Budget	FY2007 Explanations
Rental Income/Public Housing	\$32,019,036	\$33,733,915	This figure is projected using the September 2006 actuals trended through year-end FY2006.
Rental Income/City State	217,340	221,899	This amount is based on projections made from the new contract for CHA's LeClaire Courts (City State) property.
Non-dwelling Rentals/Public Housing	720,000	720,000	Includes rental income for CHAC, Inc.
Other Income	3,274,966	1,500,000	Includes income received from wireless service providers for leased CHA rooftops and other miscellaneous revenue sources.
Administrative Income	27,388,764	27,862,472	Projected based on income earned for administering the Section 8 (HCV, Mod-Rehab, 11/B) Program in FY2006.
Investment Income	3,400,000	7,637,500	Projected based on historical portfolio balance multiplied by the current U.S. Treasury Security benchmarks and increased rate-of-return.
Sub-total Rents and Other Income	\$67,020,106	\$71,675,786	
City-State Subsidies	\$1,593,315	\$1,229,763	Based on contract rent amount (LeClaire Courts) for Housing Assistance, assuming current occupancy levels.
Other Funding- Non-Capital	5,939,810	6,023,311	Includes funding expected to be received for the Summer Food Program, Victim Assistance, Earnfare, and the Moving-to-Work Technology Assistance Grant.
Other Funding- Capital	7,290,881	7,938,433	Includes funds to redevelop three mixed-income sites (Horner, Lake Parc, and Madden Wells).
Federal Operating Subsidies	150,107,335	155,181,967	Formula based calculation in accordance with MTW Agreement. The Agency currently has 27,586 active units. The subsidy calculation is adjusted for 1,146 demolished units in FY2006. The formula assumes 799 units are demolished in FY2007. As of September 30, 2006, 1,188 units have been structurally demolished.
HOPE VI Grants	37,982,072	51,325,244	Approximately \$51.3 million of HOPE VI funds are projected to be spent in FY2007. The funds will be used for demolition and relocation at Stateway, Washington Park, Cabrini, Madden Park/Wells, ABLA, Rockwell, Darrow Homes, and Robert Taylor Developments.
Capital Fund Carryover	19,332,888	31,357,368	Carryover of \$31.4 million of prior year grants.
Capital Reserve Fund	40,000,000	0	Bond Interest earned from bond issue.
Capital Fund Program	104,435,489	115,134,581	Based on an FY2006 award of \$115.1 million.
Sub-total Grants and Subsidies	\$366,681,790	\$368,190,667	
Section 8 Grant	\$480,066,692	\$494,085,095	Estimated based upon 35,100 MTW Vouchers and 11,858 demolition vouchers, 1,939 units in the Section 8 11(b) Program and 1,052 units in the Mod Rehab Program.
Total Sources	\$913,768,588	\$933,951,548	

Uses of Funding	FY2006	FY2007	FY2007 Explanations
	Revised Budget	Proposed Budget	
Administrative Expenses	\$50,028,705	\$42,692,035	Includes staff for all central office support functions, related fringe benefits and administrative sundry.
Operations & Capital Construction (Admin)	9,610,237	9,671,490	Includes administrative expenses for the Operations' Departments (Asset Management, Occupancy Control, Quality Control) , and the Capital Construction Department.
Development (Admin)	3,623,699	3,218,266	Includes \$3.2 million in administrative expenses for the Office of Development Management.
Resident Services	12,707,232	12,784,341	Includes activities funded with Agency resources whose focus is on improving the lives of residents, such as: Service Connectors, CAC support, and Tenant Patrol. In addition, services funded from grants other than public housing: Job Training and Summer Food, etc.
General Expense	9,212,716	12,730,570	Reflects centralized costs for the following: Rent, Accounting & Audit Fees, Telephone, Insurance, Terminal Leave and Interest expense.
Total Operating Expenses	\$85,182,589	\$81,096,702	
Utilities	\$45,213,141	\$36,490,820	Includes \$36.3 million for Public Housing and \$228,740 for City/State properties.
Safety & Security	18,400,000	18,633,736	Includes amounts provided to the City of Chicago Police Department for targeted patrols; as well as security expenses for administrative facilities. Excludes amounts spent on contracted guards at senior and family properties, which are included under Property Management.
Architectural & Engineering Fees	5,922,661	16,860,579	Fees for Architectural, Engineering, and Construction Management services associated with the Agency 's Capital Plan.
Property Management	117,952,348	117,046,922	Includes \$1.5 million for City/State (LeClaire Courts) Property Expenses; and \$115.8 million in Public Housing Property Expenses.
Building Improvements	213,924,602	228,269,153	Reflects rehabilitation and redevelopment activities related to the Plan for Transformation.
Interest Expense	6,876,065	35,973,425	FY2007 represents the first year of debt service of principal paydown. The amount reflects principal and interest expense due on Bonds (\$13.8M interest and \$22.2M principal).
Total Property Expenses	\$408,288,817	\$453,274,635	
Contract Management Fees	\$22,357,604	\$23,438,633	Fees to private contractor to administer the Section 8 Housing Choice Voucher (HCV) Program.
Contract Monitoring	5,231,105	6,489,137	Includes administrative cost, relocation as well as salary and fringe benefits for contract monitoring staff.
Relocation & Supportive Services	38,452,996	37,962,745	Represents HOPE VI and Section 8 HCV funding for Relocation and Supportive Services.
Housing Assistance Payments	354,255,477	331,689,696	Estimated based on 35,100 MTW Units, 1,052 vouchers in the Mod-Rehab Program and 1,939 11(b) units under lease.
Total Section 8 Housing	\$420,297,182	\$399,580,211	
Total Uses	\$913,768,588	\$933,951,548	

CHAPTER SEVEN

Managing the Plan for Transformation



CHAPTER SEVEN: MANAGING THE PLAN FOR TRANSFORMATION

The Plan for Transformation allows the CHA to go from a manager of public housing to a facilitator of housing opportunities. In FY2007, the CHA will continue to develop innovative cost reduction strategies, allowing the focus of funding to be directed toward property revitalization and resident services and away from administrative outlays.

One cost reduction strategy is the relocation and consolidation of the seven CHA administrative offices into one office building located in downtown Chicago at 333 South Wabash Avenue. The CHA Board of Commissioners has approved this consolidation, which will result in an estimated savings of \$1 million per year.



Sharon Gist-Gilliam, former Chairperson of the CHA Board of Commissioners, Terry Peterson, former Chief Executive Officer of the CHA, and Adrienne Minley, Chief of Staff of the CHA, hosted an all-employee meeting to outline the strategic plans for the CHA as it continues to move forward with the Plan for Transformation

EFFECTIVE WORKFORCE

The CHA prides itself on being an efficient organization. As the efficacy of the CHA increases, the ability of CHA employees to serve CHA residents promptly increases as well. In FY2007, the CHA will continue to provide professional development, training, and leadership academies to its employees.

- *Professional Development*

The Learning Institute, an in-house training center, offers professional development seminars on topics including conversational Spanish, customer service, conducting interviews, and business acumen.

- *Workforce Planning Initiative*

The CHA plans to implement a Workforce Planning Initiative (Initiative), wherein multiple CHA departments will work together in creating the most effective workforce. The objective behind the Initiative is two-fold. First, a long-term approach toward managing employee attrition, retention, and, where necessary, workforce reduction practices will be identified. Secondly, employees identified as high-performers will be provided advancement opportunities and integrated into vacancies or voids in the workforce. Ultimately, the Initiative will be used to maximize the skill sets of each

employee, creating the most efficient and effective workforce for the future.

- *Training*

The CHA Human Resources Department hosts trainings on conflict resolution, effective presentation skills, and prevention of sexual harassment.

- *Leadership Academy*

High-performing executive level employees are selected annually for the CHA's Leadership Academy. These employees have the opportunity to complete specialized courses for academic credit related to their professional development.



Each year, the CHA recognizes six exemplary employees for their contribution to the CHA and the Plan for Transformation.

MINORITY, WOMEN, AND DISADVANTAGED BUSINESS ENTERPRISES AND SECTION 3

Throughout FY2007, the CHA will uphold its commitment to promote economic opportunities for Minority, Women, and Disadvantaged Business Enterprises (M/W/DBE) and CHA residents. Policies affiliated with Minority, Women, and Disadvantaged Business Enterprises and Section 3 allow CHA residents to increase their level of economic self-sufficiency.

The CHA maintains its commitment of reaching out to qualified Minority, Women, and Disadvantaged Business Enterprises. In FY2007, the CHA will meet its goal of increasing M/W/DBEs' levels of self-sufficiency by attending events such as vendor fairs to inform M/W/DBEs about contracting opportunities with the CHA. Once again, the CHA will offer the seminar, "How to do Business with the CHA." This course will teach businesses about topics varying from locating bid notices to marketing techniques.

In compliance with HUD regulations, all construction and service contracts of \$25,000 or more must meet the appropriate level of M/W/DBE program participation. Listed on the following page are the FY2007 M/W/DBE compliance requirements:



FY2007 M/W/DBE Participation Goals		
Contract Type	Contract Amount	Participation
Construction	\$25,000 - 200,000	25%
Construction	\$200,001 - 500,000	30%
Construction	\$500,001 - 1,000,000	35%
Construction	Greater than \$1,000,000	40%
Service and Supply & Delivery	\$25,000 and greater	20%

Section 3

Through the Section 3 Program, low-income individuals as well as CHA residents are afforded employment and economic self-sufficiency opportunities through CHA contracts. The CHA has established a three-tier system for achieving Section 3 Program goals.

- *Tier 1: Hiring*

At least 30% of the aggregate number of new, full-time hires (if needed) should be Section 3 individuals.

- *Tier 2: Sub-contracting*

For construction and maintenance contracts, ten percent of the contract's total dollar amount must be contracted or sub-contracted with a Section 3 business or a Resident Owned Business. Similarly, for all other contract types, three percent of the total dollar amount must be contracted or sub-contracted with a Section 3 business.

- *Tier 3: Other Economic Opportunities*

Companies that contract with the CHA can provide other economic opportunities by contributing to the CHA Section 3 Compliance Fund. The value of the economic opportunity must equal or exceed five percent of the total dollar amount for trade and construction contracts. For all other contracts, the value must equal or exceed one point five percent.

The CHA also will continue to advise CHA residents as well as the community-at-large about Section 3 and many other CHA programs. The CHA Resident Services, Human Resources, and Procurement and Contracts Departments have combined efforts to inform CHA residents about the Section 3 Program through the Service Connector System. Employers can learn of the Section 3 Program and express their Section 3 hiring needs through pre-bid meetings and by contacting the CHA Section 3 Coordinator in the CHA Human Resources Department for information.



The CHA will attend vendor fairs and other events to inform M/W/DBEs about contracting opportunities with the CHA.

LATINO AFFAIRS

The CHA annually strives to meet the needs of its Latino and Spanish-speaking residents. The CHA employs a Latino Liaison who ensures the needs of these residents are met and incorporated into the Plan for Transformation. In FY2007, the CHA will meet this objective by:

- Retaining a full-time staff member to serve as the Liaison to the Latino Community;
- Maintaining bilingual staff at properties with more than 20 Spanish-speaking families; and
- Monitoring the Spanish translations of notices, policies, and correspondences.

Outside of the aforementioned services, the CHA also funds three bilingual satellite offices, known as Latino Site Offices, which are operated by the Spanish Coalition for Housing. The services offered at the Latino Site Offices go beyond the scope of those traditionally related to the CHA's public housing programs. These offices provide utility assistance, homeless prevention programs, home ownership preparedness, as well as additional opportunities for affordable housing and home ownership.

In FY2007, the CHA, through participation in housing fairs, will work to increase awareness about affordable housing options for Latino and Spanish-speaking households. Additionally, the Liaison will work with the Spanish Coalition for Housing to make recommendations

that will assist developers of mixed-income communities as they market their affordable housing units to the Latino community.



The CHA works to increase awareness by informing Latino and Spanish-speaking households of the affordable housing options available to them through the CHA and the developers of mixed-income communities.

APPENDICES

1. *Conversion Plan Update*
2. *Moving To Work Crosswalk*
3. *Deconcentration*
4. *Public Housing Stock and Demographic Information*
5. *Public Housing Wait List Demographic Information*
6. *Public Housing Occupancy By Development*
7. *Housing Choice Voucher (HCV) Program & Wait List Demographic Information*
8. *IL Number Translation Table*
9. *Proposed Demolition Schedule*
10. *Proposed Non-Dwelling Structure Demolition*
11. *Proposed Disposition*
12. *Estimated Capital Expenditures By Development and Fund*
13. *Public Housing Five-Year Capital Fund Program*
14. *Senior Designated Housing Plan Update*
15. *Public Comments*
16. *Certifications*
17. *Submissions Required for the Receipt of Funds*

APPENDIX 1: CONVERSION PLAN UPDATE

The CHA is required by HUD to annually update its plan for conversion of properties that are subject to the Section 202 Viability Test (Section 202). Properties subject to Section 202 include Frances Cabrini Extension South, Robert Taylor Homes, Stateway Gardens, Washington Park High-Rises, and William Green Homes.

FY2006 and FY2007 DEMOLITION ACTIVITY FOR SECTION 202 DEVELOPMENTS

The CHA plans to have demolition activity at the following properties subject to Section 202 in FY2006 and FY2007: Frances Cabrini Extension South, Robert Taylor Homes, Stateway Gardens, and Washington Park High-Rises. Below is a list of demolition plans by property and building.

Development Name/Address	Development Number	Total Number of Units	Number of Units by Bedroom						Year of Planned Demolition
			0	1	2	3	4	5	
Frances Cabrini Extension South[^]									
911 N HUDSON AVE	177	65	1	12	35	12	2	3	FY2007
862 N SEDGWICK ST	177	65	0	13	35	12	3	2	FY2007
Robert Taylor Homes									
5135 S FEDERAL ST	190	157	0	7	28	91	31	0	FY2006
Stateway Gardens									
3651 S FEDERAL ST	117	231	0	32	95	100	2	2	FY2006
Washington Park High-Rises									
6217 S CALUMET AVE	150	198	0	2	33	123	40	0	FY2006

[^] Under litigation/negotiation.

MODIFICATIONS TO THE FY2006 RELOCATION SCHEDULE OF DEVELOPMENTS SUBJECT TO SECTION 202

The CHA has modified the relocation schedule for FY2006 regarding Frances Cabrini Extension South and William Green Homes. There are no modifications for the relocation of Robert Taylor Homes, Rockwell Gardens, Stateway Gardens, and Washington Park High-Rises.

Development Name/Address	Development Number	Total Number of Units	Number of Units by Bedroom						Revision
			0	1	2	3	4	5	
Frances Cabrini Extension South^									
412 W CHICAGO AVE	177	65	0	12	36	12	2	3	Building closure has been moved from FY2006 to FY2008.
911 N HUDSON AVE	177	65	1	12	35	12	2	3	Building closure has been moved from FY2006 to FY2007.
862 N SEDGWICK ST	177	65	0	13	35	12	3	2	Building closure has been moved from FY2006 to FY2007.
364 W OAK ST	177	65	0	12	36	12	2	3	Building closure has been moved from FY2007 to FY2008.
365 W OAK ST	177	65	0	12	36	12	2	3	Building closure has been moved from FY2007 to FY2008.
William Green Homes^									
660 W DIVISION ST	176	134	0	6	42	58	18	10	Building closure has been moved from FY2007 to FY2008.
1230 N LARRABEE ST	176	135	0	6	42	59	19	9	Building closure has been moved from FY2007 to FY2008.

^ Under litigation/negotiation. Moratorium on relocation activity at 1230 N. Larrabee, 1230 N. Burling, and 660 W. Division until May 2007.

FY2007 REPLACEMENT VOUCHERS

Per the Moving to Work (MTW) Agreement, the CHA was authorized to receive 13,230 replacement vouchers for units demolished. To date, the CHA has received all 13,230 replacement vouchers authorized by HUD under the MTW Agreement and will not request additional replacement vouchers in FY2007.

FY2007 RELOCATION SCHEDULE OF DEVELOPMENTS SUBJECT TO SECTION 202

The building closure schedule for FY2007 for Frances Cabrini Extension South, one of the properties subject to Section 202, is listed below.

Development Name/Address	Development Number	Total Number of Units	Number of Units by Bedroom					
			0	1	2	3	4	5
Frances Cabrini Extension South^								
911 N HUDSON AVE	177	65	1	12	35	12	2	3
862 N SEDGWICK ST	177	65	0	13	35	12	3	2

^ Under litigation/negotiation.

PUBLIC AND RESIDENT NOTICE

The CHA satisfied the requirement for public and resident notice by holding two public comment hearings in FY2001 for buildings in developments subject to Section 202. Notices indicating the hearing times and locations were mailed to all residents living in developments slated for demolition and published in three local newspapers.

Additionally, resident communication regarding buildings in redevelopments subject to Section 202 takes place annually with public comment periods and hearings for each Annual Plan. The public comment period for the FY2007 Annual Plan was held from Thursday, September 7, 2006 through Friday, October 6, 2006. A public comment hearing was held on Tuesday, September 19, 2006 at the Harold Washington Library at 6:00 p.m. The CHA placed advertisements in three Chicago newspapers (*the Chicago Sun-Times, Chicago Defender, and Hoy*) to inform residents and the public about the public comment period and hearing. Moreover, the CHA advised residents of the public comment period in an insert with their August 2006 rent statements.

APPENDIX 2: MOVING TO WORK CROSSWALK

Category	Requirement	Location
Households Served	A. Number and characteristics of households served in the quarter prior to the Annual Plan submission.	Appendix 4: Public Housing Stock and Demographic Information Appendix 7: Housing Choice Voucher (HCV) Program and Wait List Demographic Information
	1. Include unit size, family type, income group, housing type, race, and ethnicity.	Appendix 4: Public Housing Stock and Demographic Information Appendix 7: Housing Choice Voucher (HCV) Program and Wait List Demographic Information
	B. Number and characteristics of households on wait lists. Wait list issues and proposed actions.	Chapter 5: Sustaining Viable Communities Appendix 5: Public Housing Wait Lists Demographic Information Appendix 7: Housing Choice Voucher (HCV) Program and Wait List Demographic Information
Occupancy Policies	A. Copy of current policies governing eligibility, selection, admissions, assignment, and occupancy, including admissions policy for deconcentration of lower-income families.	Chapter 5: Sustaining Viable Communities Appendix 3: Deconcentration
	B. Plans for changes in rent policy for following year.	Chapter 5: Sustaining Viable Communities
Relocation Updates	A. Plans for next year for relocation of residents.	Chapter 3: Transitioning Families to New Communities
Capital Improvements and Development (Annual and Five Year Projections)	A. Projected delivery of units in current year.	Chapter 1: Transforming Chicago's Public Housing
	B. Projected delivery of units through remainder of Plan for Transformation.	Chapter 1: Transforming Chicago's Public Housing
	C. Projected units under construction for current and next years.	Chapter 1: Transforming Chicago's Public Housing
Capital Planning (Annual Basis)	A. Finance:	
	1. Describe major capital needs and projects, and estimated costs for next year by project.	Appendix 12: Estimated Capital Expenditures (by Development and Fund) Appendix 13: Public Housing Five-Year Capital Fund Program
	2. Identify planned capital expenditures for next year.	Appendix 12: Estimated Capital Expenditures (by Development and Fund) Appendix 13: Public Housing Five-Year Capital Fund Program
	B. Demolition and Disposition: Identify requests and activities for next year.	Appendix 9: Proposed Demolition Schedule Appendix 10: Proposed Non-Dwelling Structure Demolition Appendix 11: Proposed Disposition
	C. Updated Section 202 Conversion Plan for next year.	Appendix 1: Conversion Plan Update
D. Describe home ownership activities, if any.	Chapter 1: Transforming Chicago's Public Housing Chapter 2: Connecting Families to Expanded Housing Options	

Category	Requirement	Location
Management Information for Owned/Managed Units	A. Work orders:	
	1. Emergency Work Orders goal;	Chapter 5: Sustaining Viable Communities
	2. Non-emergency Work Orders goal; and	Chapter 5: Sustaining Viable Communities
	3. Outstanding Non-emergency Work Orders goal.	Chapter 5: Sustaining Viable Communities
	B. Inspections:	
	1. Goal for annual inspection of dwelling units; and	Chapter 5: Sustaining Viable Communities
	2. Goal for annual inspection of building systems.	Chapter 5: Sustaining Viable Communities
	C. Income Verification and Rent Calculation:	
	1. Goal for increased percent of correct income verification;	Chapter 5: Sustaining Viable Communities
	2. Goal for increased percent of correct rent calculation;	Chapter 5: Sustaining Viable Communities
	3. Goal for outstanding re-certifications; and	Chapter 5: Sustaining Viable Communities
	4. Steps to reach goal.	Chapter 5: Sustaining Viable Communities
	D. Other management goals for next year.	Chapter 5: Sustaining Viable Communities
Security	A. Narrative describing security issues and proposed actions. Details may include:	Chapter 5: Sustaining Viable Communities
	1. One-Strike activities and plans for coordination with local government on anti-crime activities.	Chapter 5: Sustaining Viable Communities
	2. Screen applicants - policy plans in the Admissions and Continued Occupancy Policy (ACOP) and plans for next year, if applicable.	Chapter 5: Sustaining Viable Communities
	3. Lease enforcement - policy and plans for lease enforcement related to security.	Chapter 5: Sustaining Viable Communities
Senior Designated Housing Plan Update	A. Update on status of Senior Designated Housing Plan.	Appendix 14: Senior Designated Housing Plan Update

Category	Requirement	Location
Resident Programs	A. CHA will propose initial goals and strategies in FY2004 Plan to measure success in self-sufficiency and related plans, especially targeted at mixed-income properties.	Chapter 3: Transitioning Families to New Communities Chapter 4: Supporting Economic And Social Self-Sufficiency
	B. Description of activities, issues, and proposed actions. Details may include:	Chapter 3: Transitioning Families to New Communities Chapter 4: Supporting Economic And Social Self-Sufficiency
	1. Economic self-sufficiency: Describe plans for the service delivery systems with Chicago Department of Human Services (CDHS).	Chapter 4: Supporting Economic And Social Self-Sufficiency
	2. Describe plans for job training, Section 3, and resident initiatives.	Chapter 4: Supporting Economic And Social Self-Sufficiency Chapter 7: Managing the Plan for Transformation
	3. Resident participation: describe plans.	Chapter 2: Connecting Families to Expanded Housing Options Chapter 4: Supporting Economic and Social Self-Sufficiency Chapter 5: Sustaining Viable Communities Chapter 7: Managing the Plan for Transformation
Management Information for Leased Housing	<i>Management information will be monitored for the vouchers allocated for lease-up in the Annual Plan.</i>	
	A. Leasing Information	
	1. Units projected to be under lease during next year, including allocated vouchers under the MTW Plan.	Chapter 2: Connecting Families to Expanded Housing Options Appendix 7: Housing Choice Voucher (HCV) Program and Wait List Demographic Information
	2. Target lease-up rate at end of period.	Chapter 2: Connecting Families to Expanded Housing Options
	3. Plans regarding:	
	a. Ensuring rent reasonableness; and	Chapter 2: Connecting Families to Expanded Housing Options
	b. Expanding housing opportunities.	Chapter 2: Connecting Families to Expanded Housing Options
	B. Inspection Strategy	
	1. Results of strategy, including:	Chapter 2: Connecting Families to Expanded Housing Options
	a. Planned inspections to be completed by category:	Chapter 2: Connecting Families to Expanded Housing Options
	i. Annual HQS inspections;	Chapter 2: Connecting Families to Expanded Housing Options
	ii. Pre-contract HQS inspections; and	Chapter 2: Connecting Families to Expanded Housing Options
iii. HQS Quality Control inspections.	Chapter 2: Connecting Families to Expanded Housing Options	

Category	Requirement	Location
Management Information for Leased Housing (continued)	b. HQS Enforcement.	Chapter 2: Connecting Families to Expanded Housing Options
	<i>Lease strategy will provide information on the plans and progress to place all vouchers into service by the end of the Plan for Transformation.</i>	Chapter 2: Connecting Families to Expanded Housing Options
	C. Leasing strategy	
	1. Description of plans and strategy to lease all replacement vouchers by the end of the Plan for Transformation.	Chapter 2: Connecting Families to Expanded Housing Options
Sources and Amounts of Funding	A. Identify and discuss all sources and amounts of funding included in consolidated budget statement.	Chapter 6: Maintaining Fiscal Responsibility
	B. Identify and discuss sources, amounts, and planned uses of special purpose funds outside the consolidated budget (e.g. DEG).	Chapter 6: Maintaining Fiscal Responsibility
	C. Consolidated Budget Statement	Chapter 6: Maintaining Fiscal Responsibility
Uses of Funds	A. Planned expenditures by line item.	Chapter 6: Maintaining Fiscal Responsibility
	B. Description of proposed activities/investment by line item including explanation of changes from previous budgets.	Chapter 6: Maintaining Fiscal Responsibility
Other Information Required by HUD	A. Board Resolution:	
	1. Adopting Plan; and	Appendix 16: Certifications
	2. Certifying that Public Hearing requirements were met.	Appendix 15: Public Comments Appendix 16: Certifications
	B. Required certifications and other submission from which the Agency is not exempted by MTW.	Appendix 16: Certifications
	C. Submissions required for the receipt of funds.	Appendix 17: Submissions Required for the Receipt of Funds
	D. Each year, CHA shall submit to HUD a formal written election describing how many Housing Choice Vouchers will be designated Block Grant Housing Choice Voucher units as opposed to HAP MTW Housing Choice Voucher units.	Appendix 2: Crosswalk The Authority requests HUD to consider 12,151 vouchers to be designated as Block Grant Housing Choice Voucher units and 35,171 vouchers as HAP MTW Housing Choice Voucher units for FY2007.

APPENDIX 3: DECONCENTRATION

The Plan for Transformation (Plan) is designed to change public housing in Chicago as well as deconcentrate poverty. The CHA will bring this goal to fruition through the redevelopment/rehabilitation of housing sites, creation of affordable housing options, and access to self-sufficiency resources and social landscaping for residents. The CHA has established a three-prong approach to meet this goal.

First, through the redevelopment of properties into mixed-income communities, the CHA is de-densifying the number of low-income residents that were concentrated into blighted areas within the old gallery-style high-rises. Under the Plan, the new mixed-income communities will offer residents revitalized quality homes neighboring those of affordable and market-rate families. Another method of deconcentrating poverty throughout CHA housing sites is through the rehabilitation of family housing sites. Rehabilitation of family housing sites includes reducing the number of public housing units at the site after rehabilitation is complete and replacing them with more green space, walkways, playgrounds, and parking spaces.

Second, the CHA offers a variety of affordable housing options to meet the differing needs of CHA residents and low-income individuals. The Housing Choice Voucher (HCV) Program assists families in alleviating the financial burden that accompanies the rising housing costs. The Housing Opportunity Program is available to provide participants with greater freedom to select housing locations traditionally located beyond their economic reach. Finally, the Choose to Own Home Ownership Program helps families in getting on the track toward home ownership. The CHA and the HCV Program Administrator have implemented these strategic programs in an effort to deconcentrate the pockets of poverty situated throughout Chicago.

Third, the CHA's Plan for deconcentrating poverty goes well beyond supplying homes. Ultimately, the CHA strives to provide the building blocks to CHAnge CHA residents' lives for the better and instill them with the desire and tools to achieve economic self-sufficiency. The Service Connector System fulfills this mission by offering various services that provide families with access to a number of educational, career development, and job training programs.

Additionally, federal regulations require the CHA to promote the deconcentration of poverty in family developments with more than 100 units that are not approved for demolition or conversion, or lack a HUD-approved, mixed-finance plan using HOPE VI or public housing funds approved prior to the date of the rule. The CHA must determine if the development's average annual household income falls above, within, or below the Established Income Range (EIR). The lower boundary of the CHA EIR is 85% of the average annual household income of the applicable developments (\$9,158 as of September 30, 2006), and the upper boundary is 30% of the Chicago Area Median Income as determined by HUD (\$21,720 for FY2006). Consequently, the CHA must create a deconcentration strategy for applicable developments with an average income outside of the EIR (\$9,158 - \$21,720).

At this time, there is one family development with an average annual household income above the EIR, while 21 family developments fall within the EIR. As the subsequent tables illustrate, the four CHA developments with average annual household incomes below the EIR are currently in the planning stages of rehabilitation or redevelopment. As a result, a large number of the residents living in these developments are participating in the relocation process and will soon move either to another public housing development or into the private market with a Housing Choice Voucher. The CHA incorporates deconcentration strategies into each development's final revitalization plan, which includes supportive services, incentives, and improved access to economic opportunities for residents.

**Developments with Average Annual Household Incomes Within the EIR
(\$9,128 - \$21,720)**

Development	Average Annual Household Income*
Altgeld Gardens	\$10,899
Bridgeport Homes	\$9,593
Dearborn Homes	\$9,210
Frances Cabrini Rowhouses	\$10,562
Lakefront Homes	\$21,307
Lawndale Gardens	\$10,544
Lowden Homes	\$11,358
LeClaire Courts Extension	\$10,440
Phillip Murray Homes	\$9,893
Randolph Towers	\$9,608
Rockwell Gardens	\$10,305
Scattered Site-North Central	\$15,513
Scattered Site-North East	\$16,044
Scattered Site-South East	\$13,379
Scattered Site-South West	\$14,636
Scattered Site-West	\$12,586
Stateway Gardens	\$10,618
Trumbull Park	\$9,902
William Green Homes	\$9,791
Washington Park Homes	\$12,646
Wentworth Gardens	\$12,586

Note: The average annual household income of all developments subject to the rule is \$10,776.

*As of September 30, 2006.

**Developments with Average Annual Household Incomes Below the EIR
(\$9,128 - \$21,720)**

Development	Average Income*	Explanation for Average Incomes Below the EIR
Frances Cabrini Extension South	\$7,757	The planning for the redevelopment of this site is in progress. See Chapter 1: Transforming Chicago's Public Housing, for more information.
Harold Ickes Homes	\$7,012	The rehabilitation of this development is anticipated to begin in FY2007 and continue throughout FY2009. The CHA plans to reduce the number of public housing units per square foot in accordance with the rehabilitation plan. Also, the CHA will institute deconcentration strategies upon completion of rehabilitation and after all Right of Return options are satisfied.
Lathrop Homes	\$8,714	Planning for the redevelopment of this site is in progress. The CHA will include deconcentration strategies in the final redevelopment plan.
Robert Taylor Homes	\$7,739	This site is the recipient of two HOPE VI awards, and plans include a mixed-income community with a new name, Legends South. The working group has included deconcentration strategies in the final redevelopment plan, and they are incorporated into the site's Tenant Selection Plan. Upon completion of new units, the CHA and the developer will implement these strategies.

Note: The average annual household income of all developments subject to the rule is \$10,776.

*As of September 30, 2006.

**Developments with Average Annual Household Incomes Above the EIR
(\$9,128 - \$21,720)**

Development	Average Annual Household Income*
Governor Henry Horner Homes [Horner Annex (Adams & Wood), Scattered, and Westhaven]	\$21,849

Note: The average annual household income of all developments subject to the rule is \$10,776.

*As of September 30, 2006.

APPENDIX 4: PUBLIC HOUSING STOCK AND DEMOGRAPHIC INFORMATION

The following charts showing the public housing stock and the demographics of the CHA public housing resident population, public housing wait lists, and Housing Choice Voucher (HCV) Program document the significant changes inherent in the implementation of the Plan for Transformation. These changes reflect the monumental overhaul of Chicago's public housing, subsequent changes to the public housing population, and the effective use of the HCV Program.

The demographic makeup of the public housing program is not expected to change significantly. By the end of FY2007, the CHA expects to serve 32,000 residents in its public housing program, approximately the same number served on September 30, 2006. This number may vary due to natural attrition, actual building closure, unit delivery, as well as the relocation of residents between the public housing program and the Housing Choice Voucher program in FY2007. Additionally, the CHA will continue to lease vacant units at senior designated housing properties to applicants from the wait list and lease vacant units at family properties as they become ready for occupancy.

Family Housing Demographics as of September 30, 2006 from the Yardi Database*	
Housing Stock & Occupancy	
Total Units	18,151
Occupied Units	8,465
Total Number of Residents	23,659
Average Family Size	2.8
Unit Size (All Occupied Units)	
0 Bedroom	24
1 Bedroom	1,076
2 Bedrooms	2,968
3 Bedrooms	3,556
4 Bedrooms	782
5 Bedrooms	54
6 Bedrooms	2
7+ Bedrooms	0
Unknown/Under Reported/Over Reported	3

Senior Housing Demographics as of September 30, 2006 from the Yardi Database*	
Housing Stock & Occupancy	
Total Units	9,815
Occupied Units	7,398
Total Number of Residents	8,075
Average Family Size	1.1
Unit Size (All Occupied Units)	
0 Bedroom	672
1 Bedroom	6,721
2 Bedrooms	5
3 Bedrooms	0
4 Bedrooms	0
5 Bedrooms	0
6 Bedrooms	0
7+ Bedrooms	0
Unknown/Under Reported/Over Reported	0

*Demographics data in the Yardi database may contain inconsistencies due to data conversion and data entry.

**Family Housing Demographics
as of September 30, 2006
from the Yardi Database***

Gender (All Residents)	
Female	15,121
Male	8,543
Unknown/Under Reported/Over Reported	5

Age (All Residents)	
0-20 years old	12,372
21-61 years old	9,686
62 years old and over	1,601

Race & Ethnicity (All Residents)	
White	2,423
Black	20,960
Native/Alaskan	74
Asian/Pacific Islander	120
Unknown	0
Hispanic**	2,201

**Hispanic is categorized as an ethnic code and may be included in several race categories as well.

Annual Income Range	
\$0-3,999	1,972
\$4,000-7,999	2,286
\$8,000-15,999	1,955
\$16,000-27,999	1,276
\$28,000-35,999	435
\$36,000 and greater	554
Average Annual Household Income	\$12,751

*Demographics data in the Yardi database may contain inconsistencies due to data conversion and data entry.

**Senior Housing Demographics
as of September 30, 2006
from the Yardi Database***

Gender (All Residents)	
Female	4,042
Male	4,031
Unknown/Under Reported/Over Reported	2

Age (All Residents)	
0-20 years old	7
21-61 years old	1,192
62 years old and over	6,876

Race & Ethnicity (All Residents)	
White	2,167
Black	5,061
Native/Alaskan	87
Asian/Pacific Islander	742
Unknown	3
Hispanic**	669

**Hispanic is categorized as an ethnic code and may be included in several race categories as well.

Annual Income Range	
\$0-3,999	201
\$4,000-7,999	3,940
\$8,000-15,999	2,675
\$16,000-27,999	493
\$28,000-35,999	50
\$36,000 and greater	39
Average Annual Household Income	\$9,631

**Family Housing Demographics
as of September 30, 2006
from the Yardi Database***

**Selected Income Sources
(Number of Households)**

Employed	3,578
SSI	3,021
Social Security	1,850
TANF**	1,052

**TANF includes AFDC, Earn Fare, and General Assistance.

**Area Median Income (AMI)
(Number of Households)**

Annual income less than 30% of AMI	6,741
Annual income 30-50% of AMI	974
Annual income 51-80% of AMI	539
Annual income 81% or greater of AMI	152

*Demographics data in the Yardi database may contain inconsistencies due to data conversion and data entry.

**Senior Housing Demographics
as of September 30, 2006
from the Yardi Database***

**Selected Income Sources
(Number of Households)**

Employed	336
SSI	3,882
Social Security	4,806
TANF**	523

**TANF includes AFDC, Earn Fare, and General Assistance.

**Area Median Income (AMI)
(Number of Households)**

Annual income less than 30% of AMI	6,822
Annual income 30-50% of AMI	455
Annual income 51-80% of AMI	92
Annual income 81% or greater of AMI	10

The information provided will vary from previous years because the CHA converted its data to a new housing management software program and database in fourth quarter FY2005. The ability of the CHA, CHAC, Inc., and property management companies to manage effectively both public housing and the HCV Program will increase greatly with the establishment of this new software and database system.



APPENDIX 5: PUBLIC HOUSING WAIT LIST DEMOGRAPHIC INFORMATION

Public Housing Wait Lists Demographics as of September 30, 2006 from the Yardi Database*

Wait List	Total Applicants	Total Persons	Area Median Income (AMI)			Number of applicants with income 80% or greater of AMI	Disabled
			Number of applicants with income <30% of AMI	Number of applicants with income 30-50% of AMI	Number of applicants with income 51-80% of AMI		
Family Wait List	23,220	65,640	21,654	1,291	259	13	15,671
Senior Wait Lists	22,292	25,561	20,490	1,592	197	13	1,029
Total	45,512	91,201	42,144	2,883	456	26	16,700

Wait List	Race					Ethnicity	
	White	Black	Indian/ Alaskan	Asian/ Pacific Islander	Other	Unknown	Hispanic**
Family Wait List	3,742	16,864	21	229	2,364	0	4,813
Senior Wait Lists	3,996	10,551	196	935	6,614	0	2,171
Total	7,738	27,415	217	1,164	8,978	0	6,984

Applicants previously categorized as "No Preference" were added to the Family Wait List when data was migrated in December 2005 from the antiquated system to the new housing management software.

*Demographics data in the Yardi database may contain inconsistencies due to data conversion and data entry.

**Hispanic is categorized as an ethnic code and may be listed in several race categories as well.

APPENDIX 6: PUBLIC HOUSING OCCUPANCY BY DEVELOPMENT

Family Developments' Occupancy as of September 30, 2006 from the Yardi Database*			
Family Developments	Total Units	Occupied Units	Total Number of Residents
2450 W. MONROE	140	28	117
ABLA - ADDAMS HOMES	185	33	89
ABLA ABBOTT ROWHOUSE	627	291	866
ABLA BROOKS HOMES	343	337	725
ALTGELD GARDENS	1,500	696	2,055
ARCHER COURTS	4	4	10
BRIDGEPORT HOMES	120	71	194
DEARBORN HOMES	802	337	844
DOMAIN LOFTS	16	15	18
FRANCES CABRINI EXTENSION NORTH	337	25	79
FRANCES CABRINI EXTENSION SOUTH	597	138	320
FRANCES CABRINI ROWHOUSES	591	330	844
GOVERNOR HENRY HORNER - WESTHAVEN	317	304	967
GOVERNOR HENRY HORNER (SCATTERED)	47	47	164
GOVERNOR HENRY HORNER ANNEX (ADAMS & WOOD)	92	91	221
GOVERNOR HENRY HORNER HOMES	224	147	355
GOVERNOR HENRY HORNER PHASE 1 (SB)	9	9	29
HAROLD ICKES HOMES	745	336	955
HILLIARD CENTER	173	0	0
HILLIARD FAMILY - HOLSTEN	59	58	154
HUTCHINSON ROW	20	19	62
IDA B. WELLS EXTENSION-PRIVATE	390	162	432
IDA B. WELLS HOMES	1487	169	340
LAKE PARK CRESCENT	60	28	58
LAKEFRONT-3939 S. LAKE PK	150	108	244
LAKEFRONT-3983 S. LAKE PK	151	96	239
LANGSTON	29	29	78
WILLIAM GREEN HOMES	1098	228	844

*Demographics data in the Yardi database may contain inconsistencies due to data conversion and data entry.

**Family Developments' Occupancy as of September 30, 2006
from the Yardi Database***

Family Developments	Total Units	Occupied Units	Total Number of Residents
LATHROP HOMES	927	332	626
LAWNDALE GARDENS	127	73	243
LECLAIRE COURTS EXTENSION	301	142	399
LOWDEN HOMES	128	74	184
MADDEN PARK HOMES	34	28	98
MAHALIA PLACE OF LEGENDS	38	19	54
MOHAWK NORTH	16	15	38
MOHAWK PARTNER	5	5	16
NORTH TOWN VILLAGE	39	34	76
NORTH TOWN VILLAGE II	40	38	122
OAKWOOD SHORES	63	11	29
OLD TOWN SQUARE	16	16	29
OLD TOWN VILLAGE EAST I	12	11	25
OLD TOWN VILLAGE EAST II	16	15	24
OLD TOWN VILLAGE WEST	38	37	89
ONE SOUTH LEAVITT	2	2	2
ORCHARD PARK	13	12	39
QUINCY	27	26	61
PHILLIP MURRAY HOMES	502	128	252
RANDOLPH TOWERS	198	69	239
RENAISSANCE NORTH	18	15	32
RIVER VILLAGE NORTH	25	18	40
RIVER VILLAGE SOUTH	18	2	4
ROBERT TAYLOR HOMES	314	46	149
ROCKWELL GARDENS	278	8	23
ROOSEVELT SQUARE	121	28	66
SCATTERED SITE NORTH CENTRAL	1155	965	3095
SCATTERED SITE NORTH EAST	620	564	1639
SCATTERED SITE SOUTH EAST	550	442	1424
SHAKESPEARE	12	11	19

*Demographics data in the Yardi database may contain inconsistencies due to data conversion and data entry.

Family Developments' Occupancy as of September 30, 2006 from the Yardi Database*			
Family Developments	Total Units	Occupied Units	Total Number of Residents
SCATTERED SITE SOUTH WEST	305	247	859
SCATTERED SITE WEST	337	222	745
ST. EDMUND'S MEADOWS	52	3	16
STATEWAY GARDENS	231	33	90
THE PERSHING	30	27	41
TRUMBULL PARK HOMES	459	142	307
WASHINGTON PARK HOMES	274	135	412
WENTWORTH GARDENS	395	242	487
WEST END	14	14	52
WESTHAVEN PARK	88	78	211
TOTAL	18,151	8,465	23,659

*Demographics data in the Yardi database may contain inconsistencies due to data conversion and data entry.

**Senior Developments' Occupancy as of September 30, 2006
from the Yardi Database***

Senior Developments	Total Units	Occupied Units	Total Number of Residents
ADA S. DENNISON -McKINLEY APTS (formerly 69TH & SO. CHGO. APTS)	125	104	112
ALBANY	350	210	222
ALFREDA BARNETT BUSTER APTS (formerly 150 S. CAMPBELL)	132	70	75
ARMOUR SQUARE ANNEX	194	165	199
ARMOUR SQUARE APTS	199	181	202
BRIDGEPORT HOMES ELDERLY	14	14	14
BRITTON/BUDD APTS	173	12	15
CALLNER	147	132	148
CAMPBELL APTS	166	142	144
CAROLINE HEDGER APTS (formerly SHERIDAN & DEVON)	450	250	282
CASTLEMAN APTS	201	184	213
DANIEL HUDSON BURNHAM APTS (formerly LOYOLA & RIDGE APTS)	184	167	210
EDITH SPURLOCK SAMPSON APTS (formerly LINCOLN & SHEFFIELD ANNEX)	207	170	177
EDITH SPURLOCK SAMPSON APTS (formerly LINCOLN & SHEFFIELD)	189	158	169
ELIZABETH DAVIS APTS (formerly FRANKLIN/DRAKE)	152	148	161
ELIZABETH WOOD APTS (formerly LARRABEE SENIOR APTS)	86	48	53
ELLA FLAG YOUNG APTS (formerly SHERIDAN & LELAND)	240	221	266
FANNIE EMANUEL APTS (formerly PARKVIEW)	182	107	111
FISHER APTS	201	136	165
FLANNERY APTS	252	110	118
GREEN APTS	155	132	142
HILLIARD SENIOR- HOLSTEN	94	93	101
HILLIARD SENIOR HOMES	182	0	0
IDA PLATT APTS (formerly TRUMBULL-YATES APTS)	28	15	15
IRENE McCOY GAINES APTS (formerly GARFIELD)	152	134	147
JUDGE SLATER ANNEX	209	176	181
JUDGE SLATER APTS	208	162	170
KENMORE APTS	136	0	0

*Demographics data in the Yardi database may contain inconsistencies due to data conversion and data entry.

**Senior Developments' Occupancy as of September 30, 2006
from the Yardi Database***

Senior Developments	Total Units	Occupied Units	Total Number of Residents
LAWRENCE APTS	194	170	174
LINCOLN & PERRY ANNEX	184	154	159
LINCOLN & PERRY APTS	267	185	195
LINDA PUCINSKA APTS (formerly ECKHART ANNEX)	214	207	219
LINDA PUCINSKA APTS (formerly ECKHART)	177	169	180
LONG LIFE APTS (formerly SHIELDS)	116	112	146
LORRAINE HANSBERRY APTS (formerly PARKSIDE APTS)	172	164	175
MAHALIA JACKSON APTS (formerly 9141 S. CHGO. APTS)	141	126	131
MAHALIA JACKSON APTS (formerly 9177 S. CHGO. APTS)	141	131	137
MARGARET DAY BLACK APTS (formerly CLARK & WEBSTER APTS)	102	95	102
MARIA DIAZ MARTINEZ APTS (formerly DICKENS & BURLING APTS)	137	114	125
MARY HARTWELL CATHERWOOD APTS (formerly CLARK & IRVING ANNEX)	97	89	101
MARY HARTWELL CATHERWOOD APTS (formerly CLARK & IRVING APTS)	261	232	275
MARY JANE RICHARDSON-JONES APTS (formerly 49TH & LANGLEY APTS)	175	116	118
MAUELLE BROWN BOUSFIELD APTS (formerly WASHINGTON PARK APTS)	92	88	90
MINNIE RIPPERTON APTS (formerly 4250 S. PRINCETON)	341	177	192
POMEROY APTS	120	28	33
RACINE	212	166	169
SCHNEIDER APTS	174	165	198
SULLIVAN	484	401	422
VIVIAN CARTER APTS (formerly 64TH & YALE APTS)	227	214	224
VIVIAN GORDON HARSH APTS (formerly 4227 S. OAKENWALD)	124	54	55
WASHINGTON PARK ELDERLY	22	19	19
WICKER ANNEX	123	120	127
WICKER PARK	119	114	127
WILLIAM JONES	116	107	119
ZELDA ORMES APTS (formerly LASALLE/DIVISION)	275	240	251
TOTAL	9,815	7,398	8,075

*Demographics data in the Yardi database may contain inconsistencies due to data conversion and data entry.

APPENDIX 7: HOUSING CHOICE VOUCHER (HCV) PROGRAM AND WAIT LIST DEMOGRAPHIC INFORMATION

**Demographics of Current HCV Program Participants
as of September 30, 2006
from CHAC, Inc.**

Total HCV Program Participants		96,832	
	Heads of Household	Other Household Members	Total
Age			
18 years and older	34,405	15,659	50,064
Under 18 years	1	46,766	46,767
Unknown/Pending	0	1	1
Race			
White	4,565	6,351	10,916
Black	29,723	55,657	85,380
American Indian/Alaskan	33	58	91
Asian	59	62	121
Hawaiian/Pacific Islander	5	14	19
Multiple Races Selected	21	0	21
Unknown/Pending	0	284	284
Ethnicity			
Hispanic	3,703	6,046	9,749
Non-Hispanic	30,703	55,698	86,401
Unknown/Pending	0	682	682

**Demographics of Current HCV Program Participants
as of September 30, 2006
from CHAC, Inc.**

Bedroom Breakdown	Total
Efficiency	1,596
1 Bedroom	4,557
2 Bedrooms	9,668
3 Bedrooms	12,411
4 Bedrooms	4,191
5 Bedrooms	1,577
6 Bedrooms	321
7 Bedrooms	63
8 + Bedrooms	22
Unknown/Pending	0
Income Ranges (All household members)	
	Total
0.00 - .99	54,007
1.00 - 9,999	31,224
10,000 - 19,999	7,651
20,000 - 29,999	3,087
30,000 - 39,999	707
40,000 +	155
Unknown/Pending	1

**Demographics of HCV Program General Wait List Applicants
as of September 30, 2006
from CHAC, Inc.**

Total Heads of Household on HCV Wait List	9,648
	Heads of Household
Age	
62 years old and older	454
Under 62 years old	9,194
Unknown/Pending	0
Race	
White	1,275
Black	7,989
Other	52
Unknown/Pending	332
Ethnicity	
Hispanic	0
Non-Hispanic	0
Unknown/Pending	9,648
Disabled Population	
Handicapped/Disabled	1,800

APPENDIX 8: IL NUMBER TRANSLATION TABLE

CORRESPONDING IL NUMBERS BY DEVELOPMENT	
Development Name	IL Number
Family Housing Redevelopment/Rehabilitation - Mixed Income	
Park Place	Not Available Yet
Fountainview	Not Available Yet
Frances Cabrini Extension South	IL06P002020
Lathrop Homes	IL06P002024
William Green Homes	IL06P002030
LeClaire Courts Extension	IL06P002015
ABLA Homes	
ABLA Phase 1	Not Available Yet
Roosevelt Square Ph. 1	IL06P802226
Brooks Rehab	IL06P002216
Robert H. Brooks Homes	IL06P002003
Robert H. Brooks Extension	IL06P002031
Roosevelt Square	Not Available Yet
Grace Abbott Homes	IL06P002017
Jane Addams Homes	IL06P002023
Frances Cabrini Extension North	
Frances Cabrini Homes	IL06P002002
River Village North	IL06P002230
River Village South	IL06P002232
Domain Lofts	IL06P002219
North Town Village 1	IL06P802192
North Town Village 2	IL06P802192
Old Town Village East 2	IL06P002221
Old Town Village West	IL06P002222
Orchard Park	IL06P002215
Ren North	IL06P002182
Old Town Village East 1	IL06P002182
Mohawk Infill	IL06P002182
Mohawk North	IL06P002182
Old Town Square	IL06P002182
Parkside of Old Town	Not Available Yet

CORRESPONDING IL NUMBERS BY DEVELOPMENT

Development Name	IL Number
Family Housing Redevelopment/Rehabilitation - Mixed Income	
Governor Henry Horner Homes	IL06P002019
Governor Henry Horner Extension	IL06P002035
Westhaven Phase 1	IL06P002027
Westhaven Park Ph. 2a2	IL06P802228
Westhaven Park Ph. 2a1	IL06P802220
Westhaven Phase 1 (Habitat)	IL06P802213
Westhaven Phase 1 (Habitat)	IL06P802197
Westhaven Phase 1 (Habitat)	IL06P802198
Westhaven Phase 1 (Habitat)	IL06P802199
Westhaven Phase 1 (Habitat)	IL06P802200
Westhaven Phase 1 (Habitat)	IL06P802201
Westhaven Phase 1 (Habitat)	IL06P802202
Westhaven Phase 1 (Habitat)	IL06P802203
Westhaven Phase 1 (Habitat)	IL06P802204
Westhaven Phase 1 (Habitat)	IL06P802195
Westhaven Phase 1 (Habitat)	IL06P802195
Westhaven Phase 1 (Habitat)	IL06P802191
Westhaven Phase 1	IL06P802188
Westhaven Park Low-rise	Not Available Yet
Westhaven Mid-rise Phase IIA	Not Available Yet
Westhaven Park Mid-rise Phase IIB	Not Available Yet
Westhaven Park IIC	Not Available Yet
Lakefront Replacement Housing	
Hutchinson Row	IL06P002180
Lake Park Crescent 1	IL06P002193
Lakefront Scattered	IL06P002194
Shakespeare	IL06P002208
Jazz on the Boulevard	IL06P002211
Lake Park Crescent	IL06P002193
Drexel Development	IL06P002211
Thrush Masons	Not Available Yet
Rockwell Gardens	IL06P002021

CORRESPONDING IL NUMBERS BY DEVELOPMENT

Development Name	IL Number
Family Housing Redevelopment/Rehabilitation - Mixed Income	
Rockwell Gardens	IL06P002006
Rockwell Gardens	IL06P002038
Rockwell Phase 1B	Not Available Yet
Archer Cts 2	IL06P802217
West End Phase 1a	IL06P802217
One South Leavitt	IL06P802227
Jackson Square at West End Phase 1b	IL06P802190
Stateway Gardens	
Stateway Gardens	IL06P002022
Park Boulevard Phase 1b	IL06P002233
The Pershing	IL06P002223
Park Boulevard	Not Available Yet
Madden Park	IL06P002033
Robert Taylor Homes	
Taylor A	IL06P002037A
Taylor B	IL06P002037B
Taylor C1 Mahalia Place	IL06P802225
Taylor A1 Hansberry Square	IL06P802234
Langston	IL06P002212
Quincy	IL06P002214
Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes	
Ida B. Wells Extension	IL06P002018
Ida B. Wells Homes	IL06P002001
Clarence Darrow Homes	IL06P002163
Arches of Oakwood	Not Available Yet
Oakwood Shores Phase 1a	IL06P802224
Oakwood Shores Phase 1b	IL06P802231
Clarence Darrow Homes	IL06P002036
Washington Park Homes	
Washington Park	IL06P002034
St. Edmunds Meadows	IL06P002218
Keystone Place Rental	IL06P002207

CORRESPONDING IL NUMBERS BY DEVELOPMENT

Development Name	IL Number
Family Housing Redevelopment/Rehabilitation - Mixed Income	
Hilliard Towers Apartments	
Hilliard Apartments Ph I	IL06P002046A
Hilliard Apartments Ph II	IL06P002046B
Family Housing Rehabilitation	
Lawndale Gardens	IL06P002005
Wentworth Gardens	IL06P002008
Dearborn Homes	IL06P002009
Harold Ickes Homes	IL06P002016
Frank Lowden Homes	IL06P002013
Trumbull Park Homes	IL06P002025
Bridgeport Homes	
Bridgeport Homes	IL06P002004
Bridgeport Apartments	IL06P002042C
Altgeld/Murray	
Altgeld Gardens	IL06P002007
Phillip Murray Homes	IL06P002011
Lake Parc Place	
Lake Parc Place (Victor Olander Homes)	IL06P002014
Lake Parc Place (Victor Olander Extension)	IL06P002026
Senior Housing	
Senior Housing South	IL06P002032
Ralph Pomeroy Apartments	IL06P002039
William Castleman Apts.	IL06P002040
Judge Slater Apartments	IL06P002047
Judge Slater Annex	IL06P002070
Britton Budd Apartments	IL06P002048
Campbell Apartments	IL06P002052
Lawrence Apartments	IL06P002053
Green Apartments	IL06P002055
Lincoln Perry Apartments	IL06P002063
Lincoln Perry Annex	IL06P002102

CORRESPONDING IL NUMBERS BY DEVELOPMENT

Development Name	IL Number
Senior Housing (cont'd)	
Mahalia Jackson Apts (formerly 9141 S. Chgo Apt)	IL06P002080
Mahalia Jackson Apts (formerly 9177 S. Chgo Apt)	IL06P002080
Harry Schneider Apts.	IL06P002083
Daniel Hudson Burnham Apts (formerly Loyola & Ridge Apt)	IL06P002110
Fannie Emanuel Apts (formerly Parkview)	IL06P002042A
Linda Pucinska Apts (formerly Eckhart)	IL06P002042B
Linda Pucinska Apts (formerly Eckhart Annex)	IL06P002067
Wicker Park Apartments	IL06P002042E
Wicker Park Annex	IL06P002068
Flannery Apartments	IL06P002042F
Long Life Apts (formerly Shields)	IL06P002042G
Armour Square Apartments	IL06P002044A
Armour Square Annex- Sr	IL06P002033
Sullivan Apartments	IL06P002044B
Irene McCoy Gaines Apts (formerly Garfield Apts)	IL06P002044C
Fisher Apartments	IL06P002044D
Elizabeth Davis Apts formerly Franklin Boulevard Apts)	IL06P002045B
Callner Apartments	IL06P002045B
Jones Apartments	IL06P002042H
Kenmore Apartments <i>5040 N. Kenmore Apartments</i>	IL06P002010
Ella Flag Young Apts (formerly Sheridan & Leland) <i>4645 N. Sheridan Apartments</i>	IL06P002056
Edith Spurlock Sampson Apts (formerly Lincoln & Sheffield) <i>2640 N. Sheffield Ave.</i>	IL06P002061
Edith Spurlock Sampson Apts (formerly Lincoln & Sheffield Annex) <i>2720 N. Sheffield Apartments</i>	IL06P002072
Caroline Hedger Apts (formerly Sheridan & Devon) <i>6400 N. Sheridan Apartments</i>	IL06P002073
Zelda Ormes Apts (formerly LaSalle/Division) <i>116 Elm Apartments</i>	IL06P002082
Yates Garden Apartments	IL06P002042D
Mary Jane Richardson-Jones Apts (formerly 49th & Langley Apt)	IL06P002057
Vivian Carter Apts (formerly 64TH & Yale Apts)	IL06P002060
Albany <i>3030 W. 21st Apartments</i>	IL06P002078
Mary Hartwell Catherwood Apts (formerly Clark & Irving Apts) <i>3930 N. Clark Apartments</i>	IL06P002058
Mary Hartwell Catherwood Apts (formerly Clark & Irving Annex) <i>3920-40 N. Clark Apartments</i>	IL06P002066
Margaret Day Black Apts (formerly Clark & Webster Apts)	IL06P002051

CORRESPONDING IL NUMBERS BY DEVELOPMENT

Development Name	IL Number
Senior Housing (cont'd)	
Maria Diaz Martinez Apts (formerly Dickens & Burling) 2111 N. Halsted Apartments	IL06P002050
Larrabee Senior Apartments 1845 N. Larrabee Apartments	IL06P002071
Parkside Apartments 5670 W. Lake Apartments	IL06P002079
Racine 1611 S. Racine Apartments	IL06P002083
Alfreda Barnett Buster Apts (formerly 150 S. Campbell)	IL06P002043
Vivian Gordon Harsh Apts (formerly 4227 S. Oakenwald)	IL06P002041
Minnie Ripperton Apts (formerly 4250 S. Princeton)	IL06P002032
Ada S. Dennison McKinley Apts (formerly 69TH & So. Chicago. Apt)	IL06P002049
Bridgeport Elderly	IL06P002042C
SS-NC-925 N California Ave.	Not Available
SS-SE-6817 S Merrill Ave.	Not Available
Hyde Park Area	IL06P002059
Washington Park Apartments 4949 S Cottage	IL06P002034
Wash/Park Hyde- Elderly (B)	Not Available
Washington Park (Elderly)	Not Available
WM. Jones Apts.	IL06P002042H
5670 W. Lake Apartments	IL06P002079
661 E. 69th Street Apartments	IL06P002049
Scattered Sites By Region	
SS - North Central Region	
Scattered Sites SS-NC	IL06P002028
Scattered Sites SS-NC	IL06P002085
Scattered Sites SS-NC	IL06P002093
Scattered Sites SS-NC	IL06P002095
Scattered Sites SS-NC	IL06P002096
Scattered Sites SS-NC	IL06P002102
Scattered Sites SS-NC	IL06P002103
Scattered Sites SS-NC	IL06P002105
Scattered Sites SS-NC	IL06P002111
Scattered Sites SS-NC	IL06P002112
Scattered Sites SS-NC	IL06P002115
Scattered Sites SS-NC	IL06P002116
Scattered Sites SS-NC	IL06P002118

CORRESPONDING IL NUMBERS BY DEVELOPMENT

Development Name	IL Number
Scattered Sites By Region	
SS - North Central Region	
Scattered Sites SS-NC	IL06P002120
Scattered Sites SS-NC	IL06P002121
Scattered Sites SS-NC	IL06P002122
Scattered Sites SS-NC	IL06P002124
Scattered Sites SS-NC	IL06P002125
Scattered Sites SS-NC	IL06P002126
Scattered Sites SS-NC	IL06P002128
Scattered Sites SS-NC	IL06P002129
Scattered Sites SS-NC	IL06P002130
Scattered Sites SS-NC	IL06P002131
Scattered Sites SS-NC	IL06P002132
Scattered Sites SS-NC	IL06P002133
Scattered Sites SS-NC	IL06P002134
Scattered Sites SS-NC	IL06P002135
Scattered Sites SS-NC	IL06P002137
Scattered Sites SS-NC	IL06P002138
Scattered Sites SS-NC	IL06P002139
Scattered Sites SS-NC	IL06P002141
Scattered Sites SS-NC	IL06P002142
Scattered Sites SS-NC	IL06P002143
Scattered Sites SS-NC	IL06P002145
Scattered Sites SS-NC	IL06P002146
Scattered Sites SS-NC	IL06P002149
Scattered Sites SS-NC	IL06P002150
Scattered Sites SS-NC	IL06P002153
Scattered Sites SS-NC	IL06P002154
Scattered Sites SS-NC	IL06P002155
Scattered Sites SS-NC	IL06P002156
Scattered Sites SS-NC	IL06P002157
Scattered Sites SS-NC	IL06P002158
Scattered Sites SS-NC	IL06P002159
Scattered Sites SS-NC	IL06P002162

CORRESPONDING IL NUMBERS BY DEVELOPMENT

Development Name	IL Number
Scattered Sites By Region	
SS - North Central Region (cont'd)	
Scattered Sites SS-NC	IL06P002164
Scattered Sites SS-NC	IL06P002165
Scattered Sites SS-NC	IL06P002166
Scattered Sites SS-NC	IL06P002167
Scattered Sites SS-NC	IL06P002168
Scattered Sites SS-NC	IL06P002170
Scattered Sites SS-NC	IL06P002172
Scattered Sites SS-NC	IL06P002173
Scattered Sites SS-NC	IL06P002176
SS - North East Region	
Scattered Sites SS-NE	IL06P002051
Scattered Sites SS-NE	IL06P002076
Scattered Sites SS-NE	IL06P002081
Scattered Sites SS-NE	IL06P002085
Scattered Sites SS-NE	IL06P002090
Scattered Sites SS-NE	IL06P002091
Scattered Sites SS-NE	IL06P002093
Scattered Sites SS-NE	IL06P002094
Scattered Sites SS-NE	IL06P002096
Scattered Sites SS-NE	IL06P002102
Scattered Sites SS-NE	IL06P002103
Scattered Sites SS-NE	IL06P002105
Scattered Sites SS-NE	IL06P002112
Scattered Sites SS-NE	IL06P002115
Scattered Sites SS-NE	IL06P002116
Scattered Sites SS-NE	IL06P002118
Scattered Sites SS-NE	IL06P002120
Scattered Sites SS-NE	IL06P002122
Scattered Sites SS-NE	IL06P002126
Scattered Sites SS-NE	IL06P002127
Scattered Sites SS-NE	IL06P002129
Scattered Sites SS-NE	IL06P002135

CORRESPONDING IL NUMBERS BY DEVELOPMENT

Development Name	IL Number
Scattered Sites By Region	
SS - North East Region (cont'd)	
Scattered Sites SS-NE	IL06P002140
Scattered Sites SS-NE	IL06P002141
Scattered Sites SS-NE	IL06P002143
Scattered Sites SS-NE	IL06P002146
Scattered Sites SS-NE	IL06P002154
Scattered Sites SS-NE	IL06P002158
Scattered Sites SS-NE	IL06P002161
Scattered Sites SS-NE	IL06P002162
Scattered Sites SS-NE	IL06P002166
Scattered Sites SS-NE	IL06P002167
Scattered Sites SS-NE	IL06P002168
Scattered Sites SS-NE	IL06P002169
Scattered Sites SS-NE	IL06P002170
Scattered Sites SS-NE	IL06P002173
Scattered Sites SS-NE	IL06P002176
Scattered Sites SS-NE	IL06P002194
SS - South East Region	
Scattered Sites SS-SE	IL06P002032
Scattered Sites SS-SE	IL06P002034
Scattered Sites SS-SE	IL06P002095
Scattered Sites SS-SE	IL06P002096
Scattered Sites SS-SE	IL06P002102
Scattered Sites SS-SE	IL06P002103
Scattered Sites SS-SE	IL06P002105
Scattered Sites SS-SE	IL06P002111
Scattered Sites SS-SE	IL06P002115
Scattered Sites SS-SE	IL06P002118
Scattered Sites SS-SE	IL06P002119
Scattered Sites SS-SE	IL06P002120
Scattered Sites SS-SE	IL06P002123
Scattered Sites SS-SE	IL06P002132
Scattered Sites SS-SE	IL06P002136

CORRESPONDING IL NUMBERS BY DEVELOPMENT

Development Name	IL Number
Scattered Sites By Region	
SS - South East Region (cont'd)	
Scattered Sites SS-SE	IL06P002139
Scattered Sites SS-SE	IL06P002146
Scattered Sites SS-SE	IL06P002147
Scattered Sites SS-SE	IL06P002151
Scattered Sites SS-SE	IL06P002152
Scattered Sites SS-SE	IL06P002161
Scattered Sites SS-SE	IL06P002175
Scattered Sites SS-SE	IL06P002180
Scattered Sites SS-SE	IL06P002184
Scattered Sites SS-SE	IL06P002206
SS - South West Region	
Scattered Sites SS-SW	IL06P002034
Scattered Sites SS-SW	IL06P002069
Scattered Sites SS-SW	IL06P002095
Scattered Sites SS-SW	IL06P002102
Scattered Sites SS-SW	IL06P002103
Scattered Sites SS-SW	IL06P002105
Scattered Sites SS-SW	IL06P002111
Scattered Sites SS-SW	IL06P002112
Scattered Sites SS-SW	IL06P002115
Scattered Sites SS-SW	IL06P002116
Scattered Sites SS-SW	IL06P002118
Scattered Sites SS-SW	IL06P002139
Scattered Sites SS-SW	IL06P002143
Scattered Sites SS-SW	IL06P002145
Scattered Sites SS-SW	IL06P002150
Scattered Sites SS-SW	IL06P002153
Scattered Sites SS-SW	IL06P002158
Scattered Sites SS-SW	IL06P002159
Scattered Sites SS-SW	IL06P002160
Scattered Sites SS-SW	IL06P002161
Scattered Sites SS-SW	IL06P002166

CORRESPONDING IL NUMBERS BY DEVELOPMENT

Development Name	IL Number
Scattered Sites By Region	
SS - South West Region (cont'd)	
Scattered Sites SS-SW	IL06P002167
Scattered Sites SS-SW	IL06P002168
Scattered Sites SS-SW	IL06P002169
Scattered Sites SS-SW	IL06P002170
Scattered Sites SS-SW	IL06P002172
Scattered Sites SS-SW	IL06P002173
Scattered Sites SS-SW	IL06P002176
SS - West Region	
Scattered Sites SS-West	IL06P002028
Scattered Sites SS-West	IL06P002064
Scattered Sites SS-West	IL06P002074
Scattered Sites SS-West	IL06P002095
Scattered Sites SS-West	IL06P002096
Scattered Sites SS-West	IL06P002102
Scattered Sites SS-West	IL06P002103
Scattered Sites SS-West	IL06P002111
Scattered Sites SS-West	IL06P002112
Scattered Sites SS-West	IL06P002115
Scattered Sites SS-West	IL06P002116
Scattered Sites SS-West	IL06P002119
Scattered Sites SS-West	IL06P002173
Scattered Sites SS-West	IL06P002178

APPENDIX 9: PROPOSED DEMOLITION SCHEDULE

**Proposed Demolition Schedule
FY2007 Annual Plan - Plan for Transformation Year 8**

Address	FY2006 (Year 7)				FY2007 (Year 8)	FY2008 (Year 9)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Grace Abbott Homes High-Rises							
1440 W 13TH ST			136	136			136
1510 W 13TH ST	150			150			150
1520 W HASTINGS ST	151			151			151
Subtotal:	301	0	136	437	0	0	437
Grace Abbott Homes Rowhouses							
1251 W 14TH ST			0			4	4
1259 W 14TH ST			0			4	4
1416 S BLUE ISLAND AVE			0			12	12
1428 S BLUE ISLAND AVE			0			4	4
1436 S BLUE ISLAND AVE			0			2	2

^ Footnotes

Jane Addams Homes: Subject to state historic preservation requirements.

Governor Henry Horner Homes: Subject to Agreed Order requirements.

Frances Cabrini Extension North: Subject to Consent Decree requirements.

Ida B. Wells: Subject to state historic preservation requirements.

William Green Homes and Frances Cabrini Extension South: Under litigation/negotiation. Moratorium on relocation activity at 1230 N. Larrabee, 1230 N. Burling, and 660 W. Division until May 2007.

Washington Park Low-Rises: The revitalization plan for this development includes both rehabilitation and redevelopment.

^^Demolition complete means the structural demolition is completed. Demolition started means structural demolition has started. All information is as of July 31, 2006.

^^^ Based on the current rehabilitation plans for this development, demolition of the following units is required. The result will be a rehabilitated development with reduced density and improved appearance, infrastructure, building systems, and access for emergency services. Additional units may be demolished at these and other rehabilitation properties.

**Proposed Demolition Schedule
FY2007 Annual Plan - Plan for Transformation Year 8**

Address	FY2006 (Year 7)				FY2007 (Year 8)	FY2008 (Year 9)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Grace Abbott Homes Rowhouses (cont'd)							
1440 S BLUE ISLAND AVE				0		4	4
1448 S BLUE ISLAND AVE				0		2	2
1452 S BLUE ISLAND AVE				0		4	4
1401 S THROOP ST				0		4	4
1409 S THROOP ST				0		4	4
1425 S THROOP ST				0		5	5
1526 W 13TH ST				0		2	2
1530 W 13TH ST				0		6	6
1511 W 14TH PL				0		2	2
1515 W 14TH PL				0		6	6
1524 W 14TH PL				0		4	4
1534 W 14TH PL				0		4	4
1508 W 14TH ST				0		4	4
1516 W 14TH ST				0		12	12
1525 W 14TH ST				0		4	4
1528 W 14TH ST				0		2	2
1520 W 15TH ST				0		7	7
1532 W 15TH ST				0		14	14
1530 W HASTINGS ST				0		12	12
1216 W LAFLIN ST				0		4	4

**Proposed Demolition Schedule
FY2007 Annual Plan - Plan for Transformation Year 8**

Address	FY2006 (Year 7)				FY2007 (Year 8)	FY2008 (Year 9)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Grace Abbott Homes Rowhouses (cont'd)							
1217 W LAFLIN ST				0		4	4
1432 W WASHBURNE AVE				0		5	5
1440 W WASHBURNE AVE				0		7	7
1452 W WASHBURNE AVE				0		7	7
1510 W WASHBURNE AVE				0		6	6
1522 W WASHBURNE AVE				0		5	5
1537 W WASHBURNE AVE				0		6	6
1530 W WASHBURNE AVE				0		4	4
Subtotal:	0	0	0	0	0	176	176
Jane Addams Homes^							
902 S ADA ST			24	24			24
917 S ADA ST				0		41	41
1248 W TAYLOR ST	38			38			38
1250 W TAYLOR ST			10	10			10
1300 W TAYLOR ST			10	10			10
916 S LYTLE ST			8	8			8
860 S LYTLE ST			8	8			8
901 S ADA ST			8	8			8
845 S ADA ST			8	8			8
Subtotal:	38	0	76	114	0	41	155

**Proposed Demolition Schedule
FY2007 Annual Plan - Plan for Transformation Year 8**

Address	FY2006 (Year 7)				FY2007 (Year 8)	FY2008 (Year 9)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Frances Cabrini Extension North^							
1121 N LARRABEE ST			0	65		65	
1015-17 N LARRABEE ST			0	136		136	
1159-61 N LARRABEE ST			136	136		136	
Subtotal:	0	0	136	201	0	337	
Frances Cabrini Extension South^							
364 W OAK ST			0		65	65	
929 N HUDSON AVE			0	68		68	
939 N HUDSON AVE			0	68		68	
365 W OAK ST			0		65	65	
911 N SEDGWICK ST			0	68		68	
923 N SEDGWICK ST			0	68		68	
412 W CHICAGO AVE			0		65	65	
911 N HUDSON AVE			0	65		65	
862 N SEDGWICK ST			0	65		65	
Subtotal:	0	0	0	402	195	597	
William Green Homes^							
534 W DIVISION ST		144	144			144	
624 W DIVISION ST		134	134			134	
660 W DIVISION ST			0		134	134	

**Proposed Demolition Schedule
FY2007 Annual Plan - Plan for Transformation Year 8**

Address	FY2006 (Year 7)				FY2007 (Year 8)	FY2008 (Year 9)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
William Green Homes^ (cont'd)							
714 W DIVISION ST	134			134			134
1230 N LARRABEE ST				0		135	135
1230 N BURLING ST				0		129	129
Subtotal:	134	278	0	412	0	398	810
Governor Henry Horner Homes^							
1943 W LAKE ST			66	66			66
1936 W WASHINGTON ST				0		67	67
Subtotal:	0	0	66	66	0	67	133
Lathrop Homes							
2986-92 N CLYBOURN AVE					28		28
2950-84 N CLYBOURN AVE					18		18
2942-48 N CLYBOURN AVE					43		43
2906-40 N CLYBOURN AVE					18		18
2890-2904 N CLYBOURN AVE					43		43
2854-88 N CLYBOURN AVE					18		18
2846-52 N CLYBOURN AVE					43		43
2826-44 N CLYBOURN AVE					20		20
2032-34 W DIVERSEY AVE					15		15

**Proposed Demolition Schedule
FY2007 Annual Plan - Plan for Transformation Year 8**

Address	FY2006 (Year 7)				FY2007 (Year 8)	FY2008 (Year 9)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Lathrop Homes (cont'd)							
2038-48 W DIVERSEY AVE					21		21
2801-13 N LEAVITT ST					60		60
2815-27 N LEAVITT ST					60		60
2800-08 N LEAVITT ST					37		37
2810-18 N LEAVITT ST					37		37
2840-58 N LEAVITT ST					10		10
2820-38 N LEAVITT ST					10		10
Subtotal:	0	0	0	0	481	0	481
Rockwell Gardens							
2517 W ADAMS ST	138			138			138
2515 W JACKSON BLVD	140			140			140
2450 W MONROE ST	140			140			140
Subtotal:	418	0	0	418	0	0	418
Robert Taylor Homes							
4429 S FEDERAL ST	157			157			157
5135 S FEDERAL ST			157	157			157
Subtotal:	157	0	157	314	0	0	314

**Proposed Demolition Schedule
FY2007 Annual Plan - Plan for Transformation Year 8**

Address	FY2006 (Year 7)				FY2007 (Year 8)	FY2008 (Year 9)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Stateway Gardens							
3651 S FEDERAL ST			231	231			231
Subtotal:	0	0	231	231	0	0	231
Washington Park Low-Rises^							
6127-41 S CALUMET AVE			8	8			8
6145-59 S CALUMET AVE			8	8			8
4400-02 S ST LAWRENCE AVE			12	12			12
3909 S INDIANA AVE			4	4			4
Subtotal:	0	0	32	32	0	0	32
Randolph Towers							
6217 S CALUMET AVE			198	198			198
Subtotal:	0	0	198	198	0	0	198
Madden Park Homes							
740 E 37TH ST				0	6		6
3640 S ELLIS AVE				0	4		4
3808 S LAKE PARK AVE				0	6		6
3814 S LAKE PARK AVE				0	6		6
3822 S LAKE PARK AVE				0	6		6
3830 S LAKE PARK AVE				0	6		6
Subtotal:	0	0	0	0	34	0	34

**Proposed Demolition Schedule
FY2007 Annual Plan - Plan for Transformation Year 8**

Address	FY2006 (Year 7)				FY2007 (Year 8)	FY2008 (Year 9)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Ida B. Wells Homes							
3709-3725 S VINCENNES AVE	10			10			10
605-621 E 37TH ST	10			10			10
610-616 E 37TH PL	4			4			4
620-636 E 37TH PL	12			12			12
3841-3859 S RHODES AVE			14	14			14
505/ 509 E 38TH PL			12	12			12
504-510 E 38TH ST	21			21			21
500-510 E 39TH ST			6	6			6
505-511 E 38TH ST	28			28			28
512-20 E 39TH ST/ 511-521 E 38TH PL			12	12			12
521 E 38TH ST/520 E 38TH PL			29	29			29
522-530 E 39TH ST/ 523-531 E 38TH PL			12	12			12
530 E 38TH PL/527-535 E 38TH ST			30	30			30
532-542 E 39TH ST			6	6			6
533/537 E 38TH PL			12	12			12
537-545 E 38TH ST/560 E 38TH PL			30	30			30
539-547 E 38TH PL/ 544-552 E 39TH ST			30	30			30
555/565 E 37TH PL			14	14			14
3702-3708 S VINCENNES AVE^				0		4	4
3710-3726 S VINCENNES AVE^				0		12	12
3728-3734 S VINCENNES AVE^				0		4	4
3808/ 3814/ 3820 S VINCENNES AVE/ 561 E 38TH ST			30	30			30
3840-3858 S VINCENNES AVE			12	12			12
531-541 E 37TH ST			6	6			6
548/552 E 38TH ST			12	12			12

**Proposed Demolition Schedule
FY2007 Annual Plan - Plan for Transformation Year 8**

Address	FY2006 (Year 7)				FY2007 (Year 8)	FY2008 (Year 9)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Ida B. Wells Homes (cont'd)							
549-557 E 38TH PL/ 554-562 E 39TH ST			12	12			12
559-569 E 37TH ST			6	6			6
3742/ 3748/ 3756 S VINCENNES/556 E 38TH ST/ 571 E 37TH PL			30	30			30
559/ 563 E 38TH PL			12	12			12
564-570 E 39TH ST			4	4			4
3709-3725 S RHODES AVE			10	10			10
501 E 37TH ST			6	6			6
504/508 E 37TH PL			11	11			11
510-516 E 37TH PL/ 515-521 E 37TH ST			10	10			10
512-520 E 38TH ST/515 E 37TH PL			36	36			36
518-524 E 37TH PL/ 523-529 E 37TH ST			10	10			10
526/530 E 37TH PL			12	12			12
526-534 E 38TH ST/527 E 37TH PL			30	30			30
532-538 E 37TH PL/ 543-559 E 37TH ST			10	10			10
536 E 38TH ST/549 E 37TH PL			30	30			30
548/552 E 37TH PL			12	12			12
551-557E 37TH ST/540-546 E 37TH PL			9	9			9
554-560 E 37TH PL/ 571-577 E 37TH ST			11	11			11
562-568 E 37TH PL/ 579-585 E 37TH ST			10	10			10
570/574 E 37TH PL			12	12			12
587-597 E 37TH ST			6	6			6
409-421 E 37TH ST				0		25	25
408-420 E 39TH ST				0		24	24
3707/3711 S DR MARTIN LUTHER KING DRIVE			16	16			16
3715-3721 S DR MARTIN LUTHER KING DRIVE				0		33	33

**Proposed Demolition Schedule
FY2007 Annual Plan - Plan for Transformation Year 8**

Address	FY2006 (Year 7)				FY2007 (Year 8)	FY2008 (Year 9)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Ida B. Wells Homes (cont'd)							
3723-31 S DR MARTIN LUTHER KING DRIVE				0		40	40
3733-3741 S DR MARTIN LUTHER KING DRIVE				0		40	40
3743-3751 S DR MARTIN LUTHER KING DRIVE				0		40	40
3753-3761 S DR MARTIN LUTHER KING DRIVE			40	40			40
3801-3809 S DR MARTIN LUTHER KING DRIVE			48	48			48
3811-3821 S DR MARTIN LUTHER KING DRIVE				0		32	32
3823-3831 S DR MARTIN LUTHER KING DRIVE				0		40	40
3833-3841 S DR MARTIN LUTHER KING DRIVE				0		41	41
3843-3849 S DR MARTIN LUTHER KING DRIVE				0		32	32
3848-3852 S VERNON AVE				0		16	16
Subtotal:	85	0	660	745	0	383	1,128
Ida B. Wells Extension							
540 E 36TH ST				0	65		65
574 E 36TH ST				0	65		65
559 E BROWNING AVE				0	65		65
511 E BROWNING AVE				0	65		65
527 E BROWNING AVE				0	65		65
575 E BROWNING AVE				0	65		65
Subtotal:	0	0	0	0	390	0	390

**Proposed Demolition Schedule
FY2007 Annual Plan - Plan for Transformation Year 8**

Address

Wentworth Gardens^^^
234-250 W 39TH ST
3840-50 S WENTWORTH
3834-38 & 3816-20 S WENTWORTH
3756-60 & 3738-42 S WENTWORTH
3718-28 S WENTWORTH
235-251 W 37TH ST
Subtotal:

FY2006 (Year 7)				FY2007 (Year 8)	FY2008 (Year 9)	Demolition Total
Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
9			9			9
6			6			6
6			6			6
6			6			6
6			6			6
9			9			9
42	0	0	42	0	0	42

Grand Totals

FY2006 (Year 7)				FY2007 (Year 8)	FY2008 (Year 9)	Demolition Total
Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
1,175	278	1,692	3,145	1,508	1,260	5,913

^ Footnotes

Jane Addams Homes: Subject to state historic preservation requirements.

Governor Henry Horner Homes: Subject to Agreed Order requirements.

Frances Cabrini Extension North: Subject to Consent Decree requirements.

Ida B. Wells: Subject to state historic preservation requirements.

William Green Homes and Frances Cabrini Extension South: Under litigation/negotiation. Moratorium on relocation activity at 1230 N. Larrabee, 1230 N. Burling, and 660 W. Division until May 2007.

Washington Park Low-Rises: The revitalization plan for this development includes both rehabilitation and redevelopment.

^^Demolition complete means the structural demolition is completed. Demolition started means structural demolition has started. All information is as of July 31, 2006.

^^^ Based on the current rehabilitation plans for this development, demolition of the following units is required. The result will be a rehabilitated development with reduced density and improved appearance, infrastructure, building systems, and access for emergency services. Additional units may be demolished at these and other rehabilitation properties.

APPENDIX 10: PROPOSED NON-DWELLING STRUCTURE DEMOLITION

The following non-dwelling structures are planned for demolition in FY2007 as part of the revitalization plan for the redevelopment sites.

Detailed Listing of Non-Dwelling Demolition Activity for FY2007		
Development	Address	Description
ABLA Homes	1313 W. Arthington Street	Heating Plant
ABLA Homes	Loomis and Washburne	Swimming Pool
Lathrop Homes	2000 W. Diversey	Management Office
LeClaire Courts Extension	4301 S. Laporte	Food Distribution Site
LeClaire Courts Extension	4340 and 4375 S. Lamon	Daycare and School
LeClaire Courts Extension	4410 and 4446 S. Laporte	Management Office, Daycare, and CTC Office
LeClaire Courts Extension	4405, 4428, and 4439 S. LaCrosse	Service Connector Office and Community Center
LeClaire Courts Extension	4855 and 4954 W. 44th Place	Food Distribution Site and Tenant Patrol Office
Robert Taylor Homes	4700 S. State Street	Administrative Offices
Stateway Gardens	3616 S. Federal Street	Heating Plant
Stateway Gardens	3640 S. State Street	Management Office
Stateway Gardens	3650 S. State Street	Community Building
Stateway Gardens	3700 S. State Street	Swimming Pool

APPENDIX 11: PROPOSED DISPOSITION

Detailed Listing of Potential Property Disposition Activity for FY2007					
Development	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition
Britton Budd	Surf Street	Alley South of Surf Street	Pine Grove Avenue	Alley West of Pine Grove	Ground Lease or possible title to land
Governor Henry Horner Homes	Lake Street	Washington Boulevard	Wood Street	Wolcott Avenue	Ground lease and possible title to land on various lots
Lakefront Replacement Housing	East 41st Place	East 42nd Place	South Oakenwald Avenue	South Lake Park Avenue	Ground lease and possible title to land on various lots
Lawndale Complex	13th Place and 14th Street	Ogden Avenue	Talman Avenue	Fairfield Avenue	Ground lease and possible title to land on various lots
LeClaire Courts Extension	44th Street	45th Street	Cicero Avenue	LaCrosse Avenue	Ground lease and possible title to land on various lots
Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes	36th Street	Pershing Road	Cottage Grove Avenue	Rhodes Avenue	Ground lease and possible title to land on various lots
Robert Taylor Homes	42nd Street	43rd Street	Wabash Avenue	Alley West of Wabash	Ground Lease
Robert Taylor Homes	41st Street	42nd Street	Prairie Avenue	Alley West of Prairie	Ground Lease
Stateway Gardens	36th Street	38th Street	State Street	Metra Tracks West of Federal	Ground lease and possible title to land on various lots
Robert Taylor Homes	40th Street	Root Street	State Street	Metra Tracks West of Federal	Ground lease and title to land on various lots
Rockwell Gardens	Madison Street	Van Buren Street	Artisian Street	Rockwell Street	Ground lease and possible title to land on various lots
Washington Park Homes	44th Street	45th Street	Cottage Grove Avenue	Evans Avenue	Ground lease and possible title to land on various lots

Detailed Listing of Potential Scattered Site Disposition Activity for FY2007		
Development/Region	Address	Type of Disposition
West	1310-16 S. Spaulding	Ground Lease
West	1420-28 S. Trumbull	Ground Lease
South East	70th and Dante	Ground Lease

APPENDIX 12: ESTIMATED CAPITAL EXPENDITURES BY DEVELOPMENT AND FUND

FY2007 Capital Program Estimated Capital Expenditures (By Development and Fund)

Category I - PRE MTW Commitments	HOPE VI Revitalization	Capital Fund FY2007 Grant	Capital (Prior Year Grants)	Other Funding	HOPE VI Demolition	TOTALS
Governor Henry Horner Homes	\$ 8,516,615	\$ 1,377,369		\$ 1,719,586	\$ -	\$ 11,613,570
Frances Cabrini Homes Extension	13,498,324				4,254,360	17,752,684
ABLA	12,447,400	2,690,845			20,300	15,158,545
Madden Park/Wells	0	3,804,231		2,025,497	69,736	5,899,464
North Lawndale		994,046				994,046
Lake Park Crescent	0	183,188		4,193,350		4,376,538
Washington Park (St. Edmunds)		250,000				250,000
Category I - PRE MTW Commitments Sub-Total	\$ 34,462,339	\$ 9,299,679	\$ -	\$ 7,938,433	\$ 4,344,396	\$ 56,044,847
Category 2 - Senior Developments	\$ -		\$ 6,372,905	\$ 14,397,227	\$ -	\$ 20,770,132
Category 3 - Scattered Sites	\$ -	\$ -	\$ -	\$ 8,165,191	\$ -	\$ 8,165,191
Category 4 - Non-Section 202 Family Properties						
Lawndale Gardens				8,786,894		8,786,894
Washington Park (low-rise)		6,108,131			980,404	7,088,535
Bridgeport Homes				3,430,110		3,430,110
Wentworth Homes				8,041,197		8,041,197
LeClaire Cts Ext.		500,000				500,000
Cabrini Rowhouses				7,064,645		7,064,645
CHA WIDE		868,579		3,636,588		4,505,167
Category 4 - Non-Section 202 Family Properties Sub-Total	\$ -	\$ 7,476,710	\$ -	\$ 30,959,434	\$ 980,404	\$ 39,416,548
Category 5 - Section 202 Properties						
Trumbull Park		1,397,592				1,397,592
Altgeld Gardens and Phillip Murray Homes		17,300,131	18,092,098	12,268,451		47,660,680
Dearborn Homes				10,421,579		10,421,579
Harold Ickes		11,270,044		1,108,540		12,378,584
Rockwell Gardens	703,833	-				703,833
Robert Taylor Homes	4,658,887	-			948,000	5,606,887
Stateway Gardens			6,892,366	4,930,980	1,380,000	13,203,346
CHA WIDE		6,774,455		2,375,016		9,149,471
Category 5 - Section 202 Properties Total	\$ 5,362,720	\$ 36,742,222	\$ 24,984,464	\$ 31,104,566	\$ 2,328,000	\$ 100,521,972
DEVELOPMENT CATEGORIES TOTAL	\$ 39,825,059	\$ 53,518,611	\$ 31,357,369	\$ 92,564,851	\$ 7,652,800	\$ 224,918,690
Make Ready	\$ -	\$ 5,947,042	\$ -	\$ -	\$ -	\$ 5,947,042
Principal / Interest Expense	\$ -	\$ 35,973,425	\$ -	\$ -	\$ -	\$ 35,973,425
Environmental Remediation	\$ -	\$ 13,224,000	\$ -	\$ 1,040,000	\$ -	\$ 14,264,000
GRAND TOTAL	\$ 39,825,059	\$ 108,663,078	\$ 31,357,369	\$ 93,604,851	\$ 7,652,800	\$ 281,103,157

CHA RESERVES BALANCE

The CHA has adequate reserves to support operations in FY2007.	
Reserve Type	Reserve Balance as of Fall FY2006
Moderate Rehabilitation Program Reserve	\$ 389,069
Substantial Rehabilitation 11B Program Reserve	\$1,901,570
Section 8 Voucher Program Main Stream Reserve	\$5,239
Section 8 Voucher Program Reserve	\$1,555,720

APPENDIX 13: PUBLIC HOUSING FIVE-YEAR CAPITAL FUND PROGRAM

Public Housing Five-Year Capital Fund Program						
Sources of Funds	Total CHA Capital	YEAR 1 FY2006	YEAR 2 FY2007	YEAR 3 FY2008	YEAR 4 FY2009	YEAR 5 FY2010
Capital Funds Received	\$ 561,650,400	\$ 121,424,925	\$ 115,134,581	\$ 111,680,544	\$ 108,330,127	\$ 105,080,223
HOPE VI Grants	143,122,507	21,991,899	39,825,059	56,897,009	19,275,347	5,133,193
HOPE VI Demo	29,239,849	10,748,138	7,652,800	10,838,911	0	0
Debt Service Reserve Earnings	8,905,000	1,781,000	1,781,000	1,781,000	1,781,000	1,781,000
Capital Reserve Fund	40,000,000	40,000,000	0	0	0	0
Other Funding	133,621,349	12,016,568	7,938,433	34,073,613	34,073,613	45,519,122
General Fund Requirement	482,148,511	31,936,093	83,885,420	136,044,593	140,811,433	89,470,972
Projected Capital Fund Carryover	25,705,783	25,705,783	31,357,368	0	0	0
Total Sources	\$ 1,424,393,399	\$ 265,604,406	\$ 287,574,661	\$ 351,315,670	\$ 304,271,520	\$ 246,984,510
Uses of Funds (1)						
Category 1: Existing Redevelopment Commitments (2)	258,056,451	29,008,000	55,624,899	57,696,522	48,720,238	67,006,792
Category 2: Senior Housing	59,337,650	3,368,076	17,770,776	19,134,698	19,064,100	0
Category 3: Scattered Sites	25,092,124	4,599,997	6,932,709	6,932,709	6,626,709	0
Category 4: Non-202 Family Properties	192,852,497	44,562,329	32,855,208	39,434,583	43,154,061	32,846,316
Category 5a: 202 Family Properties	374,786,155	72,355,352	66,584,633	81,373,309	77,149,539	77,323,322
Category 5b: 202 Family Properties	125,684,416	28,825,163	19,514,066	43,684,106	23,625,524	10,035,557
Contingency	63,587,469	10,682,533	9,673,488	18,407,559	14,679,294	10,144,595
Architectural & Engineering	37,174,599	4,585,561	8,172,348	9,813,957	8,613,176	5,989,557
Construction Management	34,403,124	1,337,100	8,688,231	9,782,637	8,982,117	5,613,039
Sub-Total - Project Capital Requirements	\$ 1,170,974,485	\$ 199,324,111	\$ 225,816,358	\$ 286,260,080	\$ 250,614,758	\$ 208,959,178
Development Management Staff and Expenses	16,496,759	3,623,699	3,218,265	3,218,265	3,218,265	3,218,265
Capital Construction Staff and Expenses	15,233,586	2,453,968	2,279,618	3,500,000	3,500,000	3,500,000
Other Administrative Expenses	4,841,000	767,737	973,620	1,002,829	1,032,913	1,063,901
Environmental Consulting/Remediation includes CCD	66,124,431	12,363,310	14,264,000	16,622,121	10,208,334	12,666,666
Family Property Make-Ready	18,936,898	8,838,148	5,049,375	5,049,375	0	0
Total Uses	\$ 1,292,607,159	\$ 227,370,973	\$ 251,601,236	\$ 315,652,670	\$ 268,574,270	\$ 229,408,010
Bond Debt Service						
Interest	54,156,240	6,876,065	13,793,425	12,348,000	11,182,250	9,956,500
Serial Principal	77,630,000	0	22,180,000	23,315,000	24,515,000	7,620,000
Total Bond Debt Service	\$ 131,786,240	\$ 6,876,065	\$ 35,973,425	\$ 35,663,000	\$ 35,697,250	\$ 17,576,500
Total Expenditure	\$ 1,424,393,399	\$ 234,247,038	\$ 287,574,661	\$ 351,315,670	\$ 304,271,520	\$ 246,984,510
Cumulative Funding Availability / (Requirement)		\$ 31,357,368	\$ 0	\$ 0	\$ 0	\$ 0

APPENDIX 14: SENIOR DESIGNATED HOUSING PLAN UPDATE

In FY2006, the CHA implemented its FY2005 Senior Designated Housing Plan (FY2005 SDHP), which was approved by HUD on March 14, 2005. The FY2005 SDHP enabled the CHA to assign a number of its properties as senior designated sites. In general, individuals and/or families whose head of household is 62 years of age or older are eligible to reside at senior designated sites; although, one only needs to be 60 years of age or older to apply to the wait list.

While senior designated housing is primarily for residents 62 years of age or older, lease-compliant residents who are under the age of 62 and currently reside at newly assigned senior designated sites may continue their occupancy. Eligible residents not exercising their right to remain in senior designated housing, as well as applicants who have been placed on a senior site-based wait list, will be provided with alternative housing options. This pool of current and potential senior residents makes up the population known as the “Impacted Group.”

Impacted Group members seeking to move or change their status on a senior site-based wait list will receive support from a variety of CHA Departments, including: Occupancy, ADA/Section 504 Compliance, and Resident Services. These departments are available to answer questions and address concerns. The CHA also will address requests from the Impacted Group for the following housing options:

- Right to Remain in Senior Designated Housing;
- Request a Transfer to a Family Unit;
- Request a Transfer to an ADA Accessible Family Unit;
- Request Referral to a Supportive Housing Initiative Property;
- Request to Remain on a Senior Site-based Wait List;
- Request to be Added to the Family Wait List;
- Request a Referral to the Regional Housing Initiative;
- Request a Referral to an Affordable Unit in a Mixed-Income Community;
- Request to Participate in the Housing Choice Voucher (HCV) Lottery; or
- Request Other Subsidized Housing in Chicago.

The Impacted Group member’s alternative housing option has been exercised once a housing option has been identified, and an Impacted Group member has been selected for a housing program.

APPENDIX 15: PUBLIC COMMENTS

The public comment period for the Draft FY2007 Annual Plan-Plan for Transformation Year 8 began on Thursday, September 7, 2006 at 8:00 a.m. and ran through Friday, October 6, 2006 at 5:00 p.m. A public comment hearing was held on Tuesday, September 19, 2006, at the Harold Washington Library Multi-Purpose Room, located at 400 S. State Street, Chicago, IL, starting at 6:00 p.m., and proceeded until all comments were received.

The CHA placed advertisements in the *Chicago Sun-Times*, *Chicago Defender*, and *Hoy* to inform residents and the public about the public comment period and hearing. Additionally, residents were advised of the public comment period via their August 2006 rent statement. The public comments received and the CHA's responses are contained below and on the following pages.

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Elizabeth Lee Michael Reese Health Trust	Please send a copy of the current plan.	Thank you for your interest. The CHA mailed a copy of the Draft FY2007 Annual Plan to the requestor.
Phil Roach	In my opinion, the CHA has failed in the management of public housing; however, high-rise projects in general didn't fail. I compare Chicago to New York City, and NYC has been successful in managing high-rise public housing, so why can't Chicago? Also, the waiting list for CHA housing has 60,000 families on it, up from 30,000 in 1999. Chicago seems to have the highest rate of homeless people applying for public housing in the country.	The CHA's high-rises failed the Congressionally mandated Section 202 viability analysis and had to be demolished per federal law. By the end of 2006, the CHA will have delivered 15,343 public housing units through a combination of redevelopment and rehabilitation activities. The CHA family housing waitlist has been closed since 2001.
Phyllis Barnes	I am a senior citizen currently residing at Yale Senior Apartments. I signed a lease in August for \$322.00; which is the amount of rent that I have paid over the last two years. I was recently presented with another yearly lease in the amount of \$720.00 per month. This is too much for me to pay, especially with all of the problems in building such as, mice, inoperable elevators, and unknown individuals entering units and stealing from residents. I am considering moving to a senior building in Zion, IL because I can get more for my dollars.	Thank you for your comment. Your comment has been forwarded to the Asset Management Department. They will contact you.

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Emma Arnold	The ABLA community needs new schools, jobs, and retail stores. We also need speed bumps and stop signs on Washburne & Racine.	The CHA continues to collaborate with the Chicago Public Schools to ensure that public schools will be available for residents of revitalized communities, including ABLA. The CHA and the Chicago Department of Transportation, will also continue to work together to ensure that the ABLA community is safe for pedestrians and vehicular traffic.
Delilah Gilmore	When Parkside of Old Town is complete will former Cabrini residents who moved out with a HCV be among the first to be called or advised of unit availability?	The leasing of units at Parkside of Old Town is governed by the Cabrini-Green Consent Decree, which establishes a specific priority system that defines the order in which residents of Cabrini and other families may return or apply for units. A separate Cabrini Lottery List was created in accordance with the Decree. Individuals on that Lottery List will be among the first individuals notified, screened and offered Parkside units, given their placement on that Lottery List.
Beatrice Harris	<p>Wentworth Gardens appears to be experiencing problems with young adults occupying units where their parents previously lived. The parents have moved to other areas using a HCV. Will these parents be re-united with their children?</p> <p>Also, Wentworth Gardens has five (5) parking lots, and we do not need that many.</p>	Each situation is reviewed individually under the rules set forth in the CHA's ACOP and Lease to determine whether a person remaining in a unit is eligible for residual leaseholder status.
Julie Brown	Although we believe we are on the distribution list to receive hard copies of the FY2007 Annual Plan, we have not received a copy as of yet.	The CHA has mailed a copy of the Draft FY2007 Annual Plan to the requestor.
Ruth Crockett	<p>ABLA-Roosevelt Square residents do not need a ball park; we need grocery stores, restaurants, currency exchanges and other neighborhood amenities.</p> <p>Why is there a plaza on Taylor Street when it is already over crowded in that area?</p>	<p>The CHA met with the working group, CAC and LACs to discuss respective community revitalizations plans. As with other redevelopment sites, there are various amenities planned for the revitalized ABLA community. These include new schools, retail stores, as well as new and upgraded parks. The park with a baseball field is just one of the many recreational amenities planned for the revitalized area.</p> <p>The plaza is owned and operated by an independent contractor. They have the right to determine the use of their land as long as they comply with zoning laws.</p>

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Diana Allen	Please contact and confirm that I am on the waitlist.	Your comment has been forwarded to the Occupancy Department. They will contact you.
Herbert Ballard	Please send me a copy of the FY2007 Annual Plan.	The CHA has mailed a copy of the Draft FY2007 Annual Plan to the requestor.
Deverra Beverly	The residents of ABLA understand that Robert Brooks will undergo a name change due to the closing of Jane Adams. Is this true? Brooks is not included in the FY2007 Annual Plan.	Robert Brooks Homes will not undergo a name change, 329 units were revitalized as part of the Plan by the end of FY2000. In the Draft FY2007 Annual Plan there was an error in the header and the name read "Robert H. Homes", instead of "Robert H. Brooks Homes". The error has been corrected.
	From the \$46 million that was allocated to complete the rehabilitated of ABLA apartments, will Brooks be demolished and rehabilitated?	Brooks Homes will not be demolished. The CHA recently invested over \$45 million to rehabilitate Robert H. Brooks Homes.
	Why are there only two pages in the Plan that reference ABLA?	All major CHA family developments have one half page to two pages dedicated to them in the Annual Plan. In its annual plans, the CHA includes information on redevelopment and rehabilitation activity in the upcoming fiscal year.
	Where are the pictures of the new units in Phase II? The pictures in the draft plan show Phase I.	There are no pictures of Phase II because it is not yet under construction. Renderings of Phase II buildings were shown during a Town Hall meeting that was held in January 2006.
	What are the locations of ABLA off-site developments? Why hasn't construction started at the off-site locations? A footnote should be inserted to explain why there is no construction being done at off-site locations.	It will take time to acquire the land and prepare the development plan for off-site development. Initial construction and redevelopment efforts at ABLA are focused on the on-site, CHA-owned land. The CHA remains committed to redeveloping 1,467 replacement housing units for ABLA through a combination of on-site and off-site development by the end of the Plan.
	Why was the completion date for the Plan for Transformation extended to 2015?	The Plan for Transformation's timeline was extended for five years due to the complexity of this historic undertaking and the interplay of increased construction and labor costs and fewer federal operating and capital dollars.

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Deverra Beverly	Residents are concerned about the absence of stores on Roosevelt Road, which were promised in Phase I. Will convenience stores be built in Phase II?	The plans for Roosevelt Square Phase II include a medium-sized retail store at Roosevelt Road and Racine Avenue as well as a smaller retail store that will be located at Roosevelt Road and Loomis Avenue.
	The average annual household income for ABLA residents is missing from the Plan, why is that?	Average annual household income by development is listed only in Appendix 3: Deconcentration. The CHA is deconcentrating poverty at ABLA through redevelopment and the creation of new units in a mixed-income community, Roosevelt Square. Given these efforts to deconcentrate poverty, ABLA is not listed in Appendix 3: Deconcentration. Appendix 3 only contains family developments with more than 100 units that are not approved for demolition or conversion, or that do not have a HUD-approved, mixed-finance plan using HOPE VI or public housing funds approved prior to the date of the deconcentration rule.
Francine Washington	There are five to seven service providers for each development; would it not be more beneficial to residents to have one service provider for each development?	The CHA will continue to monitor and improve how CHA residents and HCV participants are assisted as the Plan for Transformation progresses.
Noemi Torres	I live in a scattered-site unit and the exterior of the building is in need of repair. In January of 2006 I requested to have the steps leading up to the back door, as well as the back door itself fixed. These requests have not been satisfied. Several items in my unit are in need of repair, for starters, there are cracks in the walls; I need new windows; the screen doors need to be replaced; and my yard needs to be landscaped.	Your comments have been forwarded to the Asset Management Department. They will contact you.
	I have not received information regarding CHA's Section 3 Jobs Program?	Information about the Section 3 Program is available from the CHA Human Resources (HR) Section 3 Coordinator. CHA residents may come to the HR Department and enroll or update their application for the Section 3 Program. Please contact the Section 3 Coordinator at 312.742.6500 for further information or to schedule an appointment.
Liz Curry	I am a CHA resident living in a scattered-site three bedroom unit and am concerned that my unit needs to be weatherized.	Your comment has been forwarded to the Asset Management Department. They will contact you.

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Lucille Hayes	My unit needs to be repainted and the windows need to be replaced. I have been a CHA resident for six years and have never received a copy of any CHA documents I have signed.	Your comments have been forwarded to the Asset Management Department. They will contact you.
	The food that is provided could be better.	There was not enough detail to allow the CHA to respond to this comment.
	I don't know why the service providers are here.	The primary responsibility of the Service Providers is to identify what are the most important needs that the resident identifies. Service Providers then assist residents in setting goals to address those issues and linking them to a broad array of services. Services focus on family stability, maximizing housing options, increased household income, and helping residents to integrate smoothly into their new communities. This resident has been contacted.
P. Ray	The walls in my unit have not been painted nor has the unit been weatherized.	Your comment has been forwarded to the Asset Management Department. They will contact you.
	I have not received any information concerning the HUD/CHA's Section 3 Jobs Program.	Information about the Section 3 Program is available from the CHA Human Resources (HR) Section 3 Coordinator. CHA residents may come to the HR Department and enroll or update their application for the Section 3 Program. Please contact the Section 3 Coordinator at 312.742.6500 for further information or to schedule an appointment.
Anne Rigby	My apartment in the scattered sites building where I live needs the following repairs and/or improvements; the common area hall needs painting; a security gate at the back entrance of the building needs to be installed; both front and back lawn areas need to be landscaped; faucets need to be replaced; and interior vents in the unit need to be cleaned.	Your comments have been forwarded to the Asset Management Department. They will contact you.
Anne Rigby	I have not received any information regarding the Section 3 Jobs Program.	Information about the Section 3 Program is available from the CHA Human Resources (HR) Section 3 Coordinator. CHA residents may come to the HR Department and enroll or update their application for the Section 3 Program. Please contact the Section 3 Coordinator at 312.742.6500 for further information or to schedule an appointment.

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Anne Rigby	I am still waiting to receive information on the home ownership program. I am at the top of the wait list for a 4 bedroom unit, but it was given to someone else.	<p>The Homeownership Program is available to any family who has relocated using the Housing Choice Voucher Program. At this time there is only a small pilot FSS program in public housing due to limited HUD funding.</p> <p>Your comments have been forwarded to the Relocation Department. They will contact you.</p>
Leoni Amaker	My service provider conducts regular home visits. On the other hand, I have not received any information concerning the HUD/CHA's Section 3 Jobs Program.	Information about the Section 3 Program is available from the CHA Human Resources (HR) Section 3 Coordinator. CHA residents may come to the HR Department and enroll or update their application for the Section 3 Program. Please contact the Section 3 Coordinator at 312.742.6500 for further information or to schedule an appointment.
Tania Bowman	The window in my apartment is not properly fitted and cold air enters my unit. There are holes in the wall and when it rains water seeps into my unit. I would like security bars installed on my windows. I have seen mice in my unit. Lastly, I have not received a copy of documents that I have signed.	Your comments have been forwarded to the Asset Management Department. They will contact you.
	I have not received any information concerning the HUD/CHA's Section 3 Jobs Program.	Information about the Section 3 Program is available from the CHA Human Resources (HR) Section 3 Coordinator. CHA residents may come to the HR Department and enroll or update their application for the Section 3 Program. Please contact the Section 3 Coordinator at 312.742.6500 for further information or to schedule an appointment.
Aide Matos	My unit needs to be weatherized.	Your comment has been forwarded to the Asset Management Department. They will contact you.
	I have not received information concerning the HUD/CHA's Section 3 jobs program.	Information about the Section 3 Program is available from the CHA Human Resources (HR) Section 3 Coordinator. CHA residents may come to the HR Department and enroll or update their application for the Section 3 Program. Please contact the Section 3 Coordinator at 312.742.6500 for further information or to schedule an appointment.
	I do not find the service connectors helpful.	Your comment has been forwarded to the Chicago Department of Human Services. The CDHS Service Connector's phone number is 312-746-6317.

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Martha Polk-Bey	I have several concerns with the building and unit where I live. I think the trash disposal should be located somewhere other than a designated parking spot. My unit needs to be painted, the vents in my apartment need to be cleaned, and the parking lot floods when it rains. I also need a more secure door and better locks on the doors.	Your comments have been forwarded to the Asset Management Department. They will contact you.
Martha Polk-Bey	The service connectors have never been helpful to me.	The Service Connector System is administered for the CHA by the Chicago Department of Human Services. It is a network of social service agencies designed to provide case management, link families to resources, and assist CHA families in accessing programs and services used by the community-at-large. The Service Connector System works with CHA families by assisting them in: setting goals that promote stability, maximizing housing options, augmenting household income, and allowing residents to integrate smoothly into their new communities.
	I have not received any information concerning the HUD/CHA's Section 3 Jobs Program.	Information about the Section 3 Program is available from the CHA Human Resources (HR) Section 3 Coordinator. CHA residents may come to the HR Department and enroll or update their application for the Section 3 Program. Please contact the Section 3 Coordinator at 312.742.6500 for further information or to schedule an appointment.
Rosalind Avery	My unit was never weatherized.	Your comment has been forwarded to the Asset Management Department. They will contact you.
	My service connector has not provided me with copies of any documents that I have signed.	The CHA has contacted the HRC Service Connector (HRC). Moving forward HRC will work with residents to fill forms out completely and provide copies of signed forms.
	I have not received any information concerning the HUD/CHA's Section 3 Jobs Program.	Information about the Section 3 Program is available from the CHA Human Resources (HR) Section 3 Coordinator. CHA residents can come to the CHA HR Department to enroll or update their application for the Section 3 Program at any time. Contact a Section 3 Coordinator at 312/742-6500 to schedule an appointment.

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Francine Washington	The CHA should have one set of rules for developers of properties.	Through the working group, the CHA works in collaboration with developers of mixed-income communities to create the tenant selection plan (TSP) and lease that will apply to public housing, affordable, and market-rate families who will rent a unit at mixed-income communities. Each working group and developer can determine the requirements for residency at the mixed-income community. Although there may be differences among the TSPs and leases from property to property, developers must adhere to the CHA Minimum Tenant Selection Plan for Mixed-Income/Mixed-Finance Communities as well as local, state, and federal law.
	Many developers claim to have exhausted their funds, and that they are unable to continue constructing their developments. If this is true, how will the CHA handle this problem?	Developers have not approached CHA with claims that they cannot finish construction. CHA has bond funds and expects additional funds in the future which will enable CHA to finish the Plan.
	When will new schools and parks be built (for Stateway)? The amenities that are present are not helping residents.	The CHA continues to collaborate with the Chicago Public Schools and the Chicago Park District to ensure that public schools and parks will be available for residents of revitalized communities, including Stateway Gardens.
	The CHA has to start thinking outside the box. The CHA executive staff should visit properties to get a first hand look at what is going on.	CHA executive and department staff regularly visit CHA properties to view the progress being made under the Plan for Transformation. Additionally, CHA staff participate in the working groups for mixed-income communities as well as meet with the Central Advisory Council and Local Advisory Council (LAC) Presidents to discuss resident relocation, building closure, and demolition.
Carmen Hart	Individual yielded her time to speak at the public comment hearing to Francine Washington.	See responses to questions and comments asked or stated by Francine Washington.
Rosetta Patrick	Individual yielded her time to speak at the public comment hearing to Francine Washington.	See responses to questions and comments asked or stated by Francine Washington.
Savannah Meeks	Individual yielded her time to speak at the public comment hearing to Francine Washington.	See responses to questions and comments asked or stated by Francine Washington.
Betty Dennis	Individual yielded her time to speak at the public comment hearing to Francine Washington.	See responses to questions and comments asked or stated by Francine Washington.

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Crystal Palmer	The Plan for Transformation has both positive and negative aspects. One of the negative aspects of the Plan is that there were mistakes made while placing CHA residents in mixed-income communities. Will the CHA assist residents in transitioning into mixed-income communities?	Yes, assistance will continue to be provided to residents that have or will relocate to mixed-income communities. Move-In Service Providers are available to help residents better adjust to their new homes. In addition to helping relocatees meet the site specific requirements for their new housing. These service providers also help residents learn about ways to participate in community activities and find employment opportunities. Service providers are there to welcome new relocatees and inform them of available services to assist them with their day-to-day living requirements.
Bobby Higgins	Please mail me a copy of the FY2007 Annual Plan.	The CHA mailed a copy of the Draft FY2007 Annual Plan to the requestor.
Central Advisory Council (CAC)	The data in the Unit Completion Schedule for Altgeld Gardens is inconsistent with other information in the Draft Plan. The Unit Completion Schedule indicates that there will be 1,998 units delivered at Altgeld. The unit occupancy chart indicates there are 1,503 units. Does this mean that some 400 units have been demolished and built from the ground up?	There have not been 400 units demolished at Altgeld Gardens. There are currently 1,503 units at Altgeld Gardens and 501 units at Phillip Murray Homes. The CHA remains committed to rehabilitating 1,998 homes at Altgeld Gardens/Phillip Murray Homes by the end of the Plan.
Central Advisory Council (CAC)	The Public Housing Occupancy by Development chart in appendix 6 lists that only 41 units were occupied at Brooks Homes as of June 30, 2006. This number is obviously incorrect.	The CHA recently migrated its data to a new housing management software and database. During the conversion from the old CCS database to the new Yardi system, some information did not translate. The CHA has resolved this data issue and Appendix 6 has been updated to reflect 3rd quarter demographic information.
	The final Plan should clarify if Hilliard is senior designated housing or family public housing.	Hilliard Towers Apartments includes two senior designated buildings and two public housing buildings for families. Details on Hilliard Towers Apartments, as well as the number of senior designated and family units at the property are found on page 16 in Chapter 1: Transforming Chicago's Public Housing.
	The final Plan should be clear if LeClaire Courts Extension will be redeveloped or rehabilitated. The data on page 5 indicates that LeClaire Courts Extension will have 300 public housing units at the end of the Plan.	LeClaire Courts Extension will be redeveloped similar to other CHA mixed-income communities. The anticipated ratio of units at LeClaire Courts Extension is as follows: 1/3 public housing units, 1/3 affordable units and 1/3 market-rate units.

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Central Advisory Council (CAC)	It is unclear from the Draft Plan what is proposed for Lathrop Homes. The final Plan should be clear as to whether the CHA intends to rehabilitate any units at Lathrop, or follow the one third mixed income redevelopment model followed elsewhere in the CHA mixed finance developments.	Lathrop Homes will be redeveloped similar to other CHA mixed-income communities. The anticipated ratio of units at Lathrop Homes will have a 1/3 public housing units, 1/3 affordable units and 1/3 market-rate units.
	The CAC acknowledges that some delays will occur, and in many cases cannot be avoided; and that circumstances may change regarding plans for a particular site. It is therefore important to maintain regular communication with the CAC executive committee and LAC Leadership. The CAC is again requesting that the CHA executive staff schedule meetings with the CAC executive committee to discuss critical issues before preparation of the Draft Annual Plan.	<p>The CHA has an executive staff member who serves as the liaison to the CAC and the CHA Board of Commissioners. The liaison meets regularly with the CAC to address specific concerns and ongoing resident issues, including those regarding the implementation of the Plan for Transformation.</p> <p>Throughout the year, the liaison facilitates additional meetings between the CAC, LACs, and CHA executive and departmental staff, to address specific questions or concerns related to the implementation of the Plan for Transformation, including: resident relocation, supportive services, the building closure schedule, rehabilitation and redevelopment plans, tenant selection criteria, the unit delivery schedule, and policies and procedures.</p>
Central Advisory Council (CAC)	The CAC is generally supportive of the CHA's intent to extend the Plan for an additional five years to ensure that there is adequate funding for completing the development and rehabilitation of the 25,000 public housing units promised in the initial Plan for Transformation, the Moving to Work Agreement (MTW), and the CHA Relocation Rights Contract (RRC). The CAC will also support CHA's request to HUD for an extension of the current MTW for an additional five years provided the extended MTW includes similar language that continues to condition the funding and other HUD commitments outlined in the MTW contingent on CHA's continued compliance with the CHA RRC.	Thank you for your comments.

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Central Advisory Council (CAC)	The CAC remains concerned over some of the data presented in the Draft Annual Plan, specifically the data in the Unit Completion Schedule. For instance, the Unit Completion Schedule indicates that 100 units at Dearborn Homes, Cabrini Rowhouses and Ickes Homes will be rehabilitated, but the numbers in the schedule do not appear to be based on any construction schedules produced by the companies selected to actually do the rehabilitation work. Please be more realistic concerning the unit delivery numbers that are sited in the Draft Annual Plan because residents often make decisions whether to accept or pass on an offer of housing if they are under the belief that a significant number of units will be completed and ready for move-in at the development where they live.	<p>The CHA projects its unit delivery schedule after evaluating fiscal constraints, adequate time for resident relocation and building closure, site and community planning, extensive infrastructure improvements, site preparation, contract execution and procurement complexities, environmental remediation, and construction. The data for projected unit completion described in each annual plan is based on the most complete and accurate information available at the time. The redevelopment and rehabilitation processes are lengthy progressions of interdependent steps with overlapping timelines, and a change or delay in one step may affect the next steps.</p> <p>The CHA assists residents in make sound housing choices through a number of sources. Information about development sites is available to residents who attend Relocation Fairs and HOP Fairs, as well as those who meet with their Relocation Counselors. Residents may also learn about communities and development sites through the award winning RightmovesNet.net.</p>
Central Advisory Council (CAC)	<p>If the CHA anticipates or projects significant construction activity, it is essential that the working groups at these sites move forward and convene regular meetings; more specifically, at LeClaire Courts Extension and Lathrop Homes.</p> <p>The CAC sees no mention of, or data for the total number of 10/1/99 families evicted to date; total number of post 10/1/99 families evicted to date; total number of 10/1/99 families who have taken a HCV as their permanent housing; total number of 10/1/99 families who have taken a HCV as their temporary housing; total number of 10/1/99 families who have selected other public housing as their temporary housing; total number of 10/1/99 families that CHA has not been able to locate as of 10/1/05; total number of post 10/1/99 families that CHA has not been able to be locate as of 10/1/05; total number of 10/1/99 families that have been contacted by CHA, but failed to respond, and have lost their right to return;</p>	<p>Working group meetings will be scheduled in 2007 with full participation of the LAC.</p> <p>The CHA will review your request for data.</p>

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Central Advisory Council (CAC)	<p>total number of post 10/1/99 families that have been contacted by CHA, but failed to respond, and have lost their right to return; total number of 10/1/99 families that have entered the tenant admission process at mixed income developments and satisfied the applicable site specific criteria; total number of 10/1/99 families that have entered the tenant admission process at mixed income developments and failed to satisfy the applicable site specific criteria; the number of families who failed to satisfy the site specific criteria, or the working to meet criteria, and filed grievances; the number of 10/1/99 families who were transferred to other sites after failing to satisfy the site specific criteria, or the working to meet criteria.</p> <p>The CAC requests that a report containing the above information be provided to the CHA/CAC Independent Monitor and be reported on at the November CAC Board meeting and monthly CAC Board meetings thereafter; and that the Independent Monitor include data on the above in her final report.</p>	The CHA will review your request for data.
Willie Burrell Northeast Scattered Site Local Advisory Council (LAC)	<p>Should IL numbers that are already assigned be the same IL numbers assigned to the Public Housing Units that are on the far North Side of the City of Chicago?</p> <p>Doors have been installed with gaps all around, for example: 1/8' to 1/4', which allows high cold winds to enter units in the front and rear. Units in the Gautreaux Northeast and Northwest Scattered Site have not been winterized for the last ten years.</p> <p>There are landscaping problems throughout the Gautreaux Northeast Scattered Sites.</p> <p>The heaters used to heat the units and the air vents have not been serviced (vacuumed out) for at least ten years. As a result, when the heat is turned on dust spreads throughout the unit.</p>	<p>IL numbers are assigned by HUD.</p> <p>Your comment has been forwarded to the Asset Management Department. They will contact you.</p> <p>Your comment has been forwarded to the Asset Management Department. They will contact you.</p> <p>Your comment has been forwarded to the Asset Management Department. They will contact you.</p>

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Willie Burrell Northeast Scattered Site Local Advisory Council (LAC)	Residents have not been allowed to participate in the Section 3 Jobs Program, Family Self Sufficiency Program or Working Group meetings the CHA has held. Meanwhile, the CHA and its agents have met with the homeowners association, local alderperson and other concerned parties without the Gautreaux Local Advisory Council being present.	The Family Self Sufficiency Program is available to any family who has relocated using the Housing Choice Voucher Program. At this time there is only a small pilot FSS program in public housing due to limited HUD funding. Information about the Section 3 Program is available from the CHA Human Resources (HR) Section 3 Coordinator. CHA residents may come to the HR Department and enroll or update their application for the Section 3 Program. Please contact the Section 3 Coordinator at 312.742.6500 for further information or to schedule an appointment.
Willie Burrell Northeast Scattered Site Local Advisory Council (LAC)	In my opinion, limits are placed on residents who really want an opportunity for meaningful participation in the Section 3 Program, and by the time the information is received it may be too late. I believe the Section 3 letter sent to residents in August 2006 was an untimely deceptive prank on behalf of the CHA because due to mail processing time, residents only had approximately five days to respond.	Information about the Section 3 Program is available from the CHA Human Resources (HR) Section 3 Coordinator. CHA residents can come to the CHA HR Department to enroll or update their application for the Section 3 Program at any time. Contact a Section 3 Coordinator at 312/742-6500 to schedule an appointment.
	It is my understanding that the CHA has met with groups which have proposed home ownership for non-residents living in the Gautreaux Northeast Scattered Site Units.	The CHA is investigating home ownership opportunities throughout Chicago for CHA public housing residents and Housing Choice Voucher Program participants.
	It is my understanding that the HRC's Service Connector Group coerce residents to sign blank forms.	The CHA has contacted the HRC Service Connector (HRC). Moving forward HRC will work with residents to fill forms out completely and provide copies of signed forms.
	Residents have been denied transfers, including split family transfers.	Transfers, including split family transfers are granted in accordance with the Admissions and Continued Occupancy Policy (ACOP). Individual family circumstances controls whether a family qualifies for a transfer, the type of transfer, and when the family can transfer.
	I anticipate receiving additional information from Block Clubs and Home Owner Groups to submit with this report, regarding the maintenance and other issues.	The CHA reviewed the maintenance and other issues attached to your letter. The comments from Northeast Scattered Site residents and the CHA's responses are contained in this grid.

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Nina Drain	Security in the building is a concern because the front and back entrance door locks are jammed with foreign objects.	Your comments have been forwarded to the Asset Management Department. They will contact you.
Loretta Miller	My apartment is in need of numerous repairs; the doorbell was inoperable for almost two months; the apartment is not heated properly; the electrical sockets do not have covers; there are holes in the walls and the drywall is weak and worn; and the bathroom need repairs.	Your comment has been forwarded to the Asset Management Department. They will contact you.
	Additionally, there has been a lack of communication regarding my request for a transfer to an ADA unit.	Your comment has been forwarded to the Section 504/ADA Department. They will contact you.
Onnie Dennis	The front entrance door to the building does not lock.	Your comments have been forwarded to the Asset Management Department. They will contact you.
Maria Khamo	The front and back entrance doors to the building do not lock, and the doors need cleaning. The bathroom floor in my unit squeaks and leaks.	Your comment has been forwarded to the Asset Management Department. They will contact you.
Betty Burrell	The heating vents are so dirty that dirt and dust are spewed into our units. The walls in my unit are cracked, and my unit has not been winterized. Additionally, The property managers and CHA hold meetings and exclude the LAC, and in my opinion, the building management and maintenance staff are not properly trained in building operations.	Your comment has been forwarded to the Asset Management Department. They will contact you.
	I believe residents have not been provided with jobs nor job training.	<p>Since 2001, there have been 6,325 job placements and 3,866 job training completions. More than 1300 residents have attended City Colleges in 2006 with 220 completing a technical training preparing them for employment in their field.</p> <p>Information about the Section 3 Program is available from the CHA Human Resources (HR) Section 3 Coordinator. CHA residents can come to the CHA HR Department to enroll or update their application for the Section 3 Program at any time. Contact a Section 3 Coordinator at 312/742-6500 to schedule an appointment.</p>

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Betty Burrell	In my opinion, service providers are not responsive to the needs of residents, and in order to fulfill their quotas, they take advantage of residents.	The primary responsibility of the service providers is to help residents identify and prioritize their needs by assisting them in setting goals that promote stability, maximizing housing options, augmenting household income, and allowing residents to integrate smoothly into their new communities. Service providers then assist residents link to a broad array of services.
Access Living	The Unit Completion Schedule by development category, the Unit Completion Schedule by development name, nor the Public Housing Unit Construction Schedule specify the number and location of accessible units. Access Living requests that the schedules list the number of accessible units, including the accessibility standard that the unit specifically meets.	The CHA will endeavor to provide detailed information on the location of its accessible housing stock after such units have been certified by the CHA's Independent Third-Party Certifier. Although the information will not be available in the FY2007 Annual Plan, the CHA will be providing this information to HUD by August 2007, as part of its on-going Transition Plan. After HUD provides its comments, the CHA will incorporate this information as part of its future Annual Plans.
	During an event in 2005, Carl Byrd, Director of the CHA Office of Development Management, stated that the CHA is committed to incorporating visitability features into 100% of units that are not covered by existing accessibility requirements. The Draft FY2007 Annual Plan makes no mention of this commitment or how it is being implemented.	The CHA will continue to follow HUD's recommendation to incorporate visitability elements into its redeveloped properties.
Access Living	Access Living suggests that the CHA incorporate an outreach plan for disabled residents who have the right to return to family housing.	The Relocation and Supportive Services Department and its contractors are required to reach out to all families who opt to return to CHA housing to discuss housing options and access to services. Outreach may include visits to families' homes to accommodate persons with disabilities.
Access Living	The Draft FY2007 Annual Plan states that, "...work will be conducted to ensure that units and common areas are accessible and/or adaptable to residents with disabilities, which may require the CHA to combine units to make a unit accessible or adaptable to individuals with disabilities." Access Living believes that a report needs to be constructed to show where these combined units will be in each development/project.	The CHA will endeavor to provide detailed information on the location of its accessible housing stock after such units have been certified by the CHA's Independent Third-Party Certifier. Although the information will not be available in the FY2007 Annual Plan, the CHA will be providing this information to HUD by August 1, 2007, as part of its on-going Transition Plan. Additionally, the CHA is in the process of developing an internal tracking system to chart areas in which this conversion is taking place.

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Access Living	<p>Access Living requests clarification on whether the rehabilitation units are counted under the 5.3% or just as maximum extent feasible units, which are not counted as part of the 5.3%.</p>	<p>Rehabilitated units certified as fully-accessible by the CHA's Third-Party Certifier will be counted towards the CHA's commitment to provide 5.3% UFAS-Accessible units for persons with mobility impairments.</p> <p>It is only after the Independent Third-Party Certifier inspects the CHA's units that the CHA will have an accurate account of the number of Maximum Extent Feasible Units in its housing stock.</p>
	<p>The Draft FY2007 Annual Plan states that, "...beginning in FY2007, the CHA will conduct annual employee training, including asset managers and property management staff..." In our opinion, the trainings should also include all contractors and sub-contractors as well.</p>	<p>As outlined in the Voluntary Compliance Agreement (VCA) between HUD and the CHA, the CHA is required to train employees involved in admissions, occupancy, operations, planning and development, whose responsibilities impact residents with disabilities. Training will also be provided to property managers and hearing officers at the Department of Administrative Hearings. The CHA is committed to fulfilling its obligations under the VCA.</p>
Access Living	<p>The Draft FY2007 Annual Plan mentions that asset managers, along with private property managers, will continue to educate and enforce guidelines outlined in the CHA's new Disability Protocol, which addresses possible exceptions to the work requirements at mixed-income properties for qualified applicants and residents with disabilities. How will the CHA assure that residents are receiving this information?</p>	<p>Heads of household are provided with a Fair Housing Information Sheet at initial lease up and at re-certification as an attachment to the lease.</p>
	<p>The Draft FY2007 Annual Plan states that, " During FY2007, the CHA and an independent third party will begin verifying the accessibility of its newly rehabilitated and redeveloped units and certifying them as such to HUD." In order to ensure compliance with Section 504 and the Voluntary Compliance Agreement, Access Living requests that the units certified by the third party be included in the Unit Completion Schedule and Public Housing Unit Construction Schedule.</p>	<p>The CHA will endeavor to provide detailed information on the location of its accessible housing stock after such units have been certified by the CHA's Independent Third-Party Certifier. Although the information will not be available in the FY2007 Annual Plan, the CHA will be providing this information to HUD by August 1, 2007, as part of its on-going Transition Plan. After HUD provides comments on the Transition Plan, the CHA will incorporate this information as part of its future annual plans.</p>

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Tawny Morgan	I moved into my scattered site unit in 1996, and since then I have incurred problems. My windows and floors need to be replaced, and I have low water pressure. Also, I have been waiting for transfer since 1998. Lastly, I have not received any information concerning the HUD/CHA's Section 3 Jobs Program.	<p>Your comments regarding your unit and request for transfer have been forwarded to the Asset Management Department. They will contact you.</p> <p>Information about the Section 3 Program is available from the CHA Human Resources (HR) Section 3 Coordinator. CHA residents can come to the CHA HR Department to enroll or update their application for the Section 3 Program at any time. Contact a Section 3 Coordinator at 312/742-6500 to schedule an appointment.</p>
Gracieia Prila	I reside at a scattered site location and the service connector assists me sometimes; however, I have not received any information concerning the HUD/CHA's Section 3 Jobs Program, nor have I received a copy of any documents that I have signed.	<p>Information about the Section 3 Program is available from the CHA Human Resources (HR) Section 3 Coordinator. CHA residents can come to the CHA HR Department to enroll or update their application for the Section 3 Program at any time. Contact a Section 3 Coordinator at 312/742-6500 to schedule an appointment.</p> <p>The CHA has contacted the HRC Service Connector (HRC). Moving forward HRC will work with residents to fill forms out completely and provide copies of signed forms.</p>
Cora Wilson	I have not received any information concerning the HUD/CHA's Section 3 Jobs Program.	<p>Information about the Section 3 Program is available from the CHA Human Resources (HR) Section 3 Coordinator. CHA residents can come to the CHA HR Department to enroll or update their application for the Section 3 Program at any time. Contact a Section 3 Coordinator at 312/742-6500 to schedule an appointment.</p>
Chris Washington	I would like to talk with someone, but I don't know who or how I should contact them. Also, I have not received any information concerning the HUD/CHA's Section 3 Jobs Program.	<p>Your comment has been forwarded to the Resident Services and Asset Management Departments. They will look into your comment.</p> <p>Information about the Section 3 Program is available from the CHA Human Resources (HR) Section 3 Coordinator. CHA residents can come to the CHA HR Department to enroll or update their application for the Section 3 Program at any time. Contact a Section 3 Coordinator at 312/742-6500 to schedule an appointment.</p>

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
Sandra G	<p>I live in a scattered-site unit and major problems exist. Our complaints are ignored when we notify the management office of building problems, and problems are not addressed until the block clubs get involved. We are then blamed for causing the problems that exist. The rehabilitation of our units at 5053 North Winthrop was never completed. The contractor never finished lying and watering the sod. CHA residents are not afforded the same privileges or services as the tenants in the adjacent building. Fake cameras were installed in the vestibule area and along the side of the building. The people that work for CHA who installed the cameras told gang members that the cameras were just empty boxes without a connector. When residents call the police, gang members ring bells in an attempt to find out who alerted the police. The locks on the building need to be repaired, the front door needs to be replaced, and landscaping is much needed. The CHA and the block clubs are challenging the location of the Summer Food Program, which has been a success.</p> <p>The Summer Food Program is a peaceful place for our young children to go because there are so few places for them to play. Lastly, service providers only come around when they need residents to sign something. They give powder eggs or milk in exchange for signing blank pages, and then they disappear until the next time that they need you to sign something. Many times we sign blank pages and then the service providers report back that they issued residents bus passes for job searches, which is untrue. Residents fear that the CHA is letting the building go down because of who we are, mostly black woman with children. We feel helpless and without a voice.</p>	Thank you for your comments and they have been forwarded to the Asset Management, Capital Construction and Resident Services Departments. They will contact you.



APPENDIX 16: CERTIFICATIONS



October 10, 2006

ITEM NO. C3

APPROVAL OF THE FY2007 ANNUAL PLAN – PLAN FOR TRANSFORMATION YEAR 8

To the Honorable Board of Commissioners

RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached FY2007 Annual Plan – Plan For Transformation Year 8 (FY2007 Annual Plan).

EXPLANATION

On January 6, 2000, the Chicago Housing Authority (CHA) Board of Commissioners approved the Plan for Transformation, which called for sweeping changes in the administration and operation of the CHA. The Plan for Transformation was approved by the U.S. Department of Housing and Urban Development (HUD) and incorporated into a Moving to Work (MTW) Agreement, executed on February 6, 2000. The agreement was subsequently amended in February 2001, requiring the CHA to submit an annual plan to HUD no less than 60 days prior to the beginning of CHA's fiscal year. The attached document represents the CHA's FY2006 Annual Plan.

When the Plan for Transformation is complete, the CHA will have redeveloped or revitalized 25,000 public housing units and supported public housing residents in a move toward economic and social self-sufficiency. The FY2007 Annual Plan outlines the steps that the CHA will take during FY2007 to achieve the key goals and commitments set forth in the Plan for Transformation.

To ensure community and resident input on the FY2007 Annual Plan, the CHA held a public comment period from September 7, 2006 to October 6, 2006. A public hearing was held on September 19, 2006 at the Harold Washington Library. The CHA has reviewed and responded to public comments, which will be included in the FY2007 Annual Plan for submission to HUD.

To this end, the CHA has complied with the requirements of the MTW Agreement and HUD regulations regarding annual plans. The CHA requests that the Board of Commissioners attest to the compliance by approving the FY2007 Annual Plan. The CHA will submit the FY2007 Annual Plan to HUD on November 2, 2006.

626 West Jackson Boulevard - Chicago, Illinois 60661-5601 - (312) 742-8476 - www.thecha.org

RESOLUTION NO. 2006-CHA-156

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated October 10, 2006 requesting approval of the FY2007 Annual Plan – Plan for Transformation Year 8, attached hereto;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves the attached FY2007 Annual Plan – Plan for Transformation Year 8, and grant authorization to submit these documents to the U.S. Department of Housing and Urban Development on November 2, 2006.



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CHA Certifications of Compliance with MTW Plan Requirements and Related Regulations

Board Resolution to Accompany the MTW Plan

Note: Items in Italics are those required by the MTW Agreement

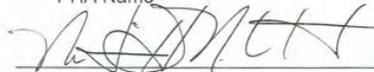
Acting on behalf of the Board of Commissioners of the Chicago Housing Authority (CHA), as its Chairperson, I approve the submission of the MTW Plan for the CHA fiscal year beginning 2007, (hereinafter referred to as the "Plan" (of which this document is a part)) and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and the implementation thereof:

1. *The CHA held a public hearing regarding the Plan.*
2. The CHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.
3. *With respect to the CHA's policy for site-based waiting lists, the CHA certifies that:*
 - *The CHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);*
 - *The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;*
 - *Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;*
 - *The CHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;*
 - *The CHA 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.*
4. *If the Plan includes an annual submission of rent policies to HUD, the CHA certifies that:*
 - *The CHA Board approves of this policy and has approved the required analysis of the impact of such policy specified in Article I, Section I of the MTW Agreement and*
 - *The CHA is in compliance with all provisions of that section.*
5. The CHA PHDEP Plan is consistent with and conforms to the "Plan Requirements" and "Grantee Performance Requirements" as specified in 24 CFR 761.21 and 761.23 respectively and the CHA will maintain and have available for review/inspection (at all times) records or documentation of the following:
 - Baseline law enforcement services for public housing developments assisted under the PHDEP plan;
 - Partnership agreements(indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;
 - Coordination with other law enforcement efforts;
 - Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and
 - All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.
6. The CHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
7. The CHA 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.
8. The CHA 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 Person, and with its implementing regulations at 24 CFR Part 135.
9. The CHA has submitted with the Plan a certification with regard to a drug free workplace required by CFR Part 24, Subpart F.
10. The CHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
11. The CHA 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.
12. The CHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. The CHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
14. With respect to public housing, the CHA 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.
15. The CHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The CHA will comply with the Lead- Base Paint Poisoning Prevention Act and 24 CFR Part 35.
17. The CHA will comply with the policies, guidelines, and requirements of OMB Circular No.A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The CHA will act according to the MTW Agreement and amendments between the CHA and HUD.

Chicago Housing Authority
PHA Name

IL002
PHA Number



Signed/Dated by CHA Board Chair

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing/Housing Choice Voucher Programs

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

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

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

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

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

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

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

Name of Authorized Official

Title

Sharon Gist-Gilliam
Signature

Chief Executive Officer

X

Date

Previous edition is obsolete

S:\MAP\FY2007 AP Certifications\Cert of Payment to Infl Fed Trans-50071.pdf

form HUD 50071 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name
 Chicago Housing Authority
 Program/Activity Receiving Federal Grant Funding

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

- I certify that the above named Applicant will or will continue to provide a drug-free workplace by:
- a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.
 - b. Establishing an on-going drug-free awareness program to inform employees ---
 - (1) The dangers of drug abuse in the workplace;
 - (2) The Applicant's policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
 - c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;
 - d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---
 - (1) Abide by the terms of the statement; and
 - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
 - e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
 - f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
 - g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

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

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

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

Name of Authorized Official: Director - Human Resources
 Signature: [Signature] Date: 8.25.06

form HUD-50070 (3/98)
 ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

3.12 Violence in the Workplace

The CHA has "Zero Tolerance" for Violence In The Workplace. Fighting, harassment, provoking, threats, intimidation or inciting another employee to engage in such conduct are unacceptable. Employees who violate this Policy are subject to discipline and discharge. Employees who experience violence, including but not limited to, a threat, fighting, harassment or intimidating behavior from any source (or who witness same), must report it immediately to the Managing Director and/or Department Director.

3.13 Drug and Alcohol Policy

The CHA is a Drug Free Work Place and its Policy on drug and alcohol use is one of "Zero Tolerance." Employees must not appear for work with the presence of alcohol or under the influence of alcohol or illegal non-prescribed drugs in their systems. Employees are prohibited from possessing alcohol or illegal non-prescription drugs. Employees who take prescribed drugs that affect their cognitive abilities should not report to work and should use appropriate leaves. (See Sections 2.6 and 2.7) Employees who violate this Policy will be terminated.

Employees are required to participate in drug and alcohol testing at a CHA designated testing facilities in the following circumstances:

1. Upon CHA's making a conditional offer of employment.
2. Upon re-employment or return from any period of continuous absence of thirty- (30) calendar days or more.
3. In instances where the employee has been involved in an automobile accident during the course of employment, regardless of whether the automobile is a CHA vehicle or the employee's vehicle and regardless of whether the employee is injured, the employee must submit to a medical evaluation which includes drug and alcohol testing as immediately after the accident as practical under the particular circumstances, but in no event later than twenty-four (24) hours after the accident.
4. In instances where the employee has suffered an alleged accident, regardless of whether the employee is injured or not, the employee must submit to a medical evaluation which includes drug and alcohol testing immediately after the accident or as soon as practical under the particular circumstances, but in no event later than twenty-four (24) hours after the accident.
5. In instances where the employee's supervisor has a reasonable suspicion that, the employee is at work under the influence of drugs and/or alcohol.

Employees who occupy safety sensitive positions will be subject to random or periodic drug testing.

CHA drug and alcohol testing vendors are N.I.D.A. accredited. Drug and alcohol test results are confidential and are not disclosed to third parties by the CHA, except upon express written authorization of the employee or as required by law. Employees who submit to drug and alcohol testing described above and whose test results show a positive result will be terminated. Employees who refuse to cooperate in the testing process will be terminated. Employees whose test results are positive may elect to have the sample re-tested at a different N.I.D.A. accredited laboratory at the employee's cost. Arrangements for re-testing must be made through the Director of Human Resources.

3.14 Drug Related Convictions

Employees who are convicted of a drug-related offense are subject to termination.

3.15 Fleet Policy

(a) Use of CHA or Personal Vehicles in the Course of Employment

CHA employees may be allowed to use CHA vehicles or their personal vehicles in connection with their employment, depending upon the nature of their job responsibilities and in accordance with the CHA Fleet Policy. Employees must obtain approval for a CHA vehicle or personal vehicle use in the course of employment through their Department Director and the Risk Management Department. Approval of such requests is discretionary. Where such vehicle use has been approved, the employee must do the following:

- 1) Provide the Risk Management Department with a photocopy of the employee's current valid driver's license/insurance card and ensure that Risk Management is advised of any changes in the status of the license and insurance.
- 2) In the case of employees who use their personal vehicles, maintain automobile property and liability coverage on the automobile consistent with the limits imposed by Illinois law and in accordance with the CHA Fleet Policy.
- 3) Employees are to complete all required documentation and forms necessary to comply with Policy 3.15.

(b) Twenty-Four Hour Vehicle Assignments

Sites that house CHA employees:

1. 600 West Jackson Blvd.
2. 626 West Jackson Blvd.
3. 4700 South State St.
4. 4859 South Wabash Ave.
5. 500 East 37th St.
6. 35 South Paulina St.
7. 200 West Adams St.
8. 2325 South Federal St.
9. 591 East 37th

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

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

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

Richard M. Daley *by T.H.H.*
Signed / Dated by Appropriate State or Local Official

Certification by State and Local Official of PHA Plans Consistency with the Consolidated Plan to Accompany the HUD 50075
OMB Approval No. 2577-0226
Expires 03/31/2002
(7/99)
Page 1 of 1

APPENDIX 17: SUBMISSIONS REQUIRED FOR THE RECEIPT OF FUNDS

CHICAGO HOUSING AUTHORITY
FY2007 MTW OPERATING SUBSIDY SCHEDULE

			<u>2007</u>
FY2006 MTW AEL			533.50
multiply by simplified delta (1/2 percent)			1.005
Subtotal			<u>536.17</u>
multiply by local Inflation Factor (1.022)			1.022
2007 MTW AEL			<u>547.96</u>
	<u>Units</u>	<u>UMA</u>	
Total Authority Units	27,586	331,032	
New Mixed Income*	141	1,692	
Sub-Total	<u>27,727</u>		332,724
<u>Adjustments for demolition:</u>			
Less: demolitions (779 units * 3)	799	(2,397)	
Total reduction in units (UMAs)	<u>799</u>		<u>(2,397)</u>
Projected FY2007 Unit Months Available			<u>330,327</u>
multiply by units months times the FY2007 AEL			181,005,983
Add: Phase III Energy Service Agreement			1,561,037
FY2007 Operating Subsidy Projection			<u>\$182,567,020</u>

*This amount is based on an average by quarter based on Development Management's Unit Production Schedule.

**PHA Plan
Table Library**

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and II**

**Annual Statement
Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number IL06R00250106 FFY of Grant Approval: (2006)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	\$18,100,883
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	\$18,100,883
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**PHA Plan
Table Library**

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and II**

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Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number IL06P00250106 FFY of Grant Approval: (2006)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	\$65,405,036
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	\$65,405,036
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**PHA Plan
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**Component 7
Capital Fund Program Annual Statement
Parts I, II, and II**

**Annual Statement
Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number IL06R00250206 FFY of Grant Approval: (2006)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	\$21,628,662
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	\$21,628,662
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

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

OMB Approval No. 2577-0029 (exp.10/31/2004)

Section 1	
a) Name and Address of Public Housing Agency Chicago Housing Authority 628 W. Jackson Blvd. Chicago, IL 60661	b) Budget Submission to HUD required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No c) Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.
d) No. of HA Units Available (UMAs) 27,727	e) Unit Months Available (UMAs) 330,327
f) Subject FYE 12/31/2007	g) ACC Number C-1014
h) Operating Fund Project Number L 0 2 0 0 1 9 9 D	
i) DUNS Number	

Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)
----------	-------------	------------------------	-------------------------

Part A. Allowable Expenses and Additions			
01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	533.50	
02	Part A, Line 01 multiplied by .005	2.87	
03	Delta from form HUD-52720-B, if applicable (see instructions)		
04	"Requested" year units from latest form HUD-52720-A (see instructions)		
05	Add-ons to allowable expense level from previous fiscal year (see instructions)		
06	Total of Part A, Lines 01, 02, 03 and 05	536.17	
07	Inflation factor	1.022	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	547.96	
09	Transition Funding		
10	Increase to AEL		
11	Allowable utilities expense level from form HUD-52722-A		
12	Actual PUM cost of Independent Audit (IA) (Through FYE)		
13	Costs attributable to deprogrammed units		
14	Total Allowable Expenses and Additions (Sum of Part A, Lines 08 thru 13)	547.96	

Part B. Dwelling Rental Income			
01	Total rent roll (as of / /)	\$	
02	Number of occupied units as of rent roll date		
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 + Line 02)		
04	Average monthly dwelling rental charge per unit for prior budget year		
05	Average monthly dwelling rental charge per unit for budget year 2 years ago		
06	Three-year average monthly dwelling rental charge per unit ((Part B, Line 03+Line 04+Line 05)+ 3)		
07	50/50 Income split ((Part B, Line 03 + Line 06) + 2)		
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)		
09	Rental income adjustment factor	1.	1.
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)		
11	Projected occupancy percentage from form HUD-52728	%	%
12	Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)		

Part C. Non-dwelling Income			
01	Other income		
02	Total operating receipts (Part B, Line 12 plus Part C, Line 01)		
03	PUM deficit or (Income) (Part A, Line 14 minus Part C, Line 02)	547.96	
		Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)
04	Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)	181,005,983	

Project Number: _____

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part D. Add-ons for changes in Federal law or regulation and other eligibility			
01	FICA contributions		
02	Unemployment compensation		
03	Family Self Sufficiency Program		
04	Energy Add-On for loan amortization	1,561,037	
05	Unit reconfiguration		
06	Non-dwelling units approved for subsidy		
07	Long-term vacant units		
08	Phase Down for Demolitions		
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)		
10	Employee Units		
11	Police Units		
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)		
13	Funding for Resident Participation (Part D, Line 12 x \$25)		
14	Other approved funding, not listed (Specify in Section 3)		
15	Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)	1,561,037	

Part E. Calculation of Operating Subsidy Eligibility Before Adjustments			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)	182,567,020	
02	Actual cost of Independent Audit (IA)		
03	Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (if less than zero, enter zero (0))	182,567,020	

Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)			
01	Utility Adjustment for Prior years		
02	Additional subject fiscal year operating subsidy eligibility (specify)		
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
04	HUD discretionary adjustments		
05	Other (specify)		
06	Other (specify)		
07	Unfunded portion due to proration	()	()
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)		
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)	182,567,020	

HUD Use Only (Note: Do not revise after the end of the subject FY)			
10	Amount of operating subsidy approvable for subject fiscal year not funded		()
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	Funds obligated in subject fiscal year (sum of Part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year) Appropriation symbol(s):		

Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)	()	()
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)		

		Project Number:		
Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)	
Part H. Calculation of Adjustments for Subject Fiscal Year				
This part is to be completed only after the subject fiscal year has ended				
01	Indicate the types of adjustments that have been reflected on this form: <input type="checkbox"/> Utility Adjustment <input type="checkbox"/> HUD discretionary adjustment (Specify under Section 3)			
02	Utility adjustment from form HUD-52722-B			
03	Deficit or (Income) after adjustments (total of Part E, Line 01 and Part H, Line 02)			
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)			
05	Part E, Line 03 of latest form HUD-52723 approved during subject FY (Do not use Part E, Line 03 of this revision)			
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)			
07	Utility adjustment (enter same amount as Part H, Line 02)			
08	Total HUD discretionary adjustments (Part H, Line 06 minus Line 07)			
09	Unfunded portion of utility adjustment due to proration			
10	Unfunded portion of HUD discretionary adjustment due to proration			
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)			
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)			
Section 3				
Remarks (provide part and line numbers)				

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)

Signature of Authorized HA Representative & Date:	Signature of Authorized Field Office Representative & Date:
X	X

COLLABORATIONS

The Chicago Housing Authority thanks the following organizations for collaborating with us on the Plan for Transformation.

Access Living	City Colleges of Chicago	Latinos United
ACCIÓN	The Community Builders, Inc.	Leadership Council for Metropolitan Open Communities
After School Matters	Community Investment Corporation	Leadership Greater Chicago
American Lung Association of Metropolitan Chicago	Cook County Housing Authority	Legal Assistance Foundation of Metropolitan Chicago
American Red Cross	Department of Commerce and Economic Opportunity Ogden Courts	Levy Foods
Archdiocese Center for Peace and Justice	DePaul University	Local Advisory Council
Assets for Independence Individual Development Accounts Program	Developing Communities Project, Inc.	Loyola University Chicago
Business and Professional People for the Public Interest	Dominican University	Lutheran Child and Family Services
Canon Corporation	Economic Law Project	Mayor's Office for People with Disabilities
Central Advisory Council	El Hogar del Niño	Mayor's Office of the City of Chicago
CHAC, Inc.	Employability Plus	Mayor's Office of Workforce Development
Chapin Hall	Employment and Employer Services	Metro Chicago Information Center
Charles A. Hayes Family Investment Center	Environmental Law and Policy Center	Metropolitan Pier and Exposition Authority
Chicago Area Project	Fannie Mae	Metropolitan Planning Council
Chicago City Council	Ford Foundation	Mid-America Institute on Poverty
Chicago Commission on Human Relations	Freddie Mac	National Forum for Black Public Administrators
Chicago Community Trust	Generations Online	Neighborhood Housing Services
Chicago Connections	Grand Boulevard Federation	Northeastern University of Illinois
Chicago Department of Administrative Hearings	Green Corps	Norwegian American Hospital Foundation
Chicago Department of Budget and Management	The Habitat Company	Openlands
Chicago Department of Children and Youth Services	Harris Bank	Partnership for New Communities
Chicago Department of Construction and Permits	Healthcare Consortium of Illinois	Pediatric Case Management Services
Chicago Department of Environment	Heartland Alliance	Rogers Park Community Development Corporation
Chicago Department of Housing	Heartland Human Care Services	Roosevelt University
Chicago Department of Human Services	Hispanic American Construction Industry Association	The Rotary Foundation
Chicago Department of Planning and Development	The Home Depot	Safer Pest Control
Chicago Department of Public Health	Hospitality Academy at McCormick Place	Sargent Shriver National Center on Poverty Law
Chicago Department of Transportation	Housing Choice Partners	SCR Medical Transportation
Chicago Department of Water Management	Housing Opportunities and Maintenance for the Elderly (H.O.M.E.)	Shorebank Neighborhood Institute
Chicago Department on Aging	Illinois Department of Human Services	Spanish Coalition for Housing
Chicago Federal Home Loan Bank	Illinois Environmental Protection Agency	Target Group, Inc.
Chicago Fire Department	Illinois Facility Fund	TCF Bank
The Chicago Historical Society	Illinois Housing Development Authority	Ujima
Chicago HomeMakers	Illinois Institute of Technology	United States Department of Housing and Urban Development (HUD)
Chicago Lawyers Committee for Civil Rights Under Law	The Jane Addams Hull House Association/Housing Resource Center	United States Small Business Administration (SBA)
Chicago Park District	Jewel-Osco	University of Chicago
Chicago Police Department	Jewish Vocational Training Center	University of Illinois at Chicago
Chicago Project for Violence Prevention	The John D. and Catherine T. MacArthur Foundation	UPS
Chicago Public Building Commission	The John Marshall School of Law Fair Housing Legal Clinic	Urban Art League
Chicago Public Library	kaBOOM!	Windows of Opportunity, Inc.
Chicago Public Schools	Lake County Housing Authority	
Chicago State University	Lakeside Community Committee, Inc.	
Chicago Transit Authority	Latin United Community Housing Association	
Chicago White Sox		
Chicago Youth Programs		

Chicago Housing Authority

626 West Jackson Boulevard

Chicago, Illinois 60661

312.742.8500

www.thecha.org

FY2007 Moving To Work Annual Plan

Plan For Transformation Year 8