

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE



# FY2008 Moving To Work Annual Plan

*Plan for Transformation Year 9*

December 28, 2007

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## CHICAGO HOUSING AUTHORITY

60 East Van Buren Street

Chicago, Illinois 60605

PHONE: 312.742.8500

WEBSITE: [www.thecha.org](http://www.thecha.org)

## BOARD OF COMMISSIONERS

Martin Nesbitt

*Chairperson*

Hallie Amey

Dr. Mildred Harris

Michael Ivers

Bridget O'Keefe

Carlos Ponce

Mary E. Wiggins

Sandra Young

## DIRECTORY

### EXECUTIVE OFFICE

Sharon Gist-Gilliam, Former Chief Executive Officer

Adrienne G. Minley, Chief of Staff

Kristen Hamer, Deputy Chief of Staff

Pam Mitchell-Boyd, Managing Director of the Board of Commissioners

Kellye A. Keyes, Director of Management Analysis and Planning

### DEVELOPMENT MANAGEMENT

William Little, Managing Director

Carl Byrd, Director - 312.913.7580

### GENERAL COUNSEL

Jorge V. Cazares, General Counsel

Debra Moo-Young, ADA/Section 504 Compliance Manager - 312.913.7068

### FINANCE

Miroslava Mejia-Krug, Chief Financial Officer

David Burns, Comptroller - 312.913.7512

Michael J. Gurgone, Treasurer - 312.913.4096

Margaret Jones, Director of Grant Administration - 312.913.7644

Michael Moore, Director of Budget and Management - 312.913.7012

### INTERNAL/EXTERNAL COMMUNICATIONS

Derek Hill, Press Secretary - 312.913.7484

Otis Wright, Director of Intergovernmental Affairs - 312.913.7750

### INTERNAL SUPPORT

Cheryl Straughter-Wright, Managing Director

Marvin Walton, Chief Information Officer - 312-913-7006

Lawrence Meades, Director of Facilities Management - 312.913.7160

A. Tish Mercer, Director of Human Resources - 312.913.7722

Albert Murillo, Director of Procurement and Contracts - 312.913.5864

### OPERATIONS

Amy Wells, Managing Director

Duain Bailey, Director of Operations - 312.913.7180

Sanjiv Jain, Director of Capital Administration - 312.913.7358

### RESIDENT SERVICES

Linda Kaiser, Managing Director

Sharon Glenn, Director of Housing Choice Voucher Program - 312.913.7668

Bryce White, Director of Relocation and Supportive Services - 312.786.4080

Mark Plummer, Director of Community Development and Support -  
312.913.7404

## Table of Contents

<b>MESSAGE FROM THE FORMER CEO</b>	<b>1</b>
<b>MESSAGE FROM THE CHAIRPERSON OF THE BOARD OF COMMISSIONERS</b>	<b>3</b>
<b>INTRODUCTION</b>	<b>4</b>
<b>MTW STATUTORY OBJECTIVE I: CHAPTER 1. PUBLIC HOUSING REVITALIZATION</b>	
Family Housing Redevelopment/Rehabilitation as Mixed-Income	10
Senior, Scattered Site, and Family Housing Rehabilitation	34
<b>MTW STATUTORY OBJECTIVE I: CHAPTER 2. OPERATING INFORMATION – PUBLIC HOUSING</b>	
Contract Enforcement	50
Property Management Benchmarks	51
Lease Up of Public Housing- Revitalized Family Housing	52
Lease Up of Public Housing- Rehabilitated Senior Designated Housing Properties	56
Reasonable Accommodations and Unit Accessibility	57
Security	65
<b>MTW STATUTORY OBJECTIVE I: CHAPTER 3. OPERATING INFORMATION – HOUSING CHOICE VOUCHER PROGRAM</b>	
Management Benchmarks	68
Housing Choice Vouchers- Tenant-Based Voucher Program	69
Expanding Housing Options for HCV Program Participants with Disabilities	70
Housing Opportunity Program	71
Choose to Own Home Ownership Program	72
Landlord Outreach & Incentives	74
Housing Choice Vouchers- Project-Based Vouchers	76
Satellite Offices	79
<b>MTW STATUTORY OBJECTIVE I: CHAPTER 4. OPERATING INFORMATION – WAIT LIST ACTIVITIES</b>	
Community-Wide Wait List	81

## Table of Contents *cont'd*

Senior Site-Based Wait Lists	82
Community-Area Wait Lists	82
Housing Choice Voucher (HCV) Wait List	83
Project-Based Voucher (PBV) Wait List	83
<b>MTW STATUTORY OBJECTIVE II:</b>	
<b>CHAPTER 1. ECONOMIC SELF-SUFFICIENCY TOOLS</b>	
Service Provision	85
Family Self-Sufficiency Program	87
<b>MTW STATUTORY OBJECTIVE II:</b>	
<b>CHAPTER 2. JOB PREPAREDNESS FOR CHA RESIDENTS</b>	
Educational Enrichment Activities	90
Workforce Preparation Employment and Economic Self-Sufficiency	91
CHA Work Requirement	96
<b>MTW STATUTORY OBJECTIVE II:</b>	
<b>CHAPTER 3. SOCIAL SERVICES</b>	
Serving Seniors	98
Social Service Initiatives	100
Mayor's Ten Year Plan to End Homelessness	101
<b>MTW STATUTORY OBJECTIVE III:</b>	
<b>CHAPTER 1. REDUCING COSTS AND ACHIEVE GREATER COST EFFECTIVENESS IN FEDERAL EXPENDITURES IN PUBLIC HOUSING</b>	
Administrative Operations	102
Lease Enforcement	102
Maintaining Assets	103
<b>MTW STATUTORY OBJECTIVE III:</b>	
<b>CHAPTER 2. REDUCING COSTS AND ACHIEVE GREATER COST EFFECTIVENESS IN THE HOUSING CHOICE VOUCHER PROGRAM</b>	
Collaboration with the City of Chicago and Community Members	105

## Table of Contents *cont'd*

Landlord Evaluation Program	106
Ensuring Decent, Safe, and Quality Housing Through Management Initiatives	107
Other Cost Reduction Strategies	108

### **MTW STATUTORY OBJECTIVE III: CHAPTER 3. RESOURCE DEVELOPMENT AND PROJECT-BASED BUDGETING AND ACCOUNTING**

Resource Development	109
Implementation of Project-Based Budgeting and Accounting	110

### **APPENDICES:**

1. CONVERSION PLAN UPDATE	114
2. MOVING TO WORK CROSSWALK	116
3. DECONCENTRATING POVERTY	120
4. PUBLIC HOUSING STOCK AND DEMOGRAPHIC INFORMATION	124
5. PUBLIC HOUSING WAIT LIST DEMOGRAPHIC INFORMATION	126
6. PUBLIC HOUSING OCCUPANCY BY DEVELOPMENT	127
7. HOUSING CHOICE VOUCHER (HCV) PROGRAM & WAIT LIST DEMOGRAPHIC INFORMATION	131
8. IL NUMBER TRANSLATION TABLE	133
9. PROPOSED DEMOLITION SCHEDULE	139
10. PROPOSED NON-DWELLING STRUCTURE DEMOLITION	144
11. PROPOSED DISPOSITION	145
12. ESTIMATED CAPITAL EXPENDITURES BY DEVELOPMENT AND FUND	146
13. PUBLIC HOUSING FIVE-YEAR CAPITAL FUND PROGRAM	148
14. SENIOR DESIGNATED HOUSING PLAN UPDATE	149
15. VACANCY RATE REPORT	150
16. PUBLIC COMMENTS	153
17. CERTIFICATIONS	168
18. SUBMISSIONS REQUIRED FOR THE RECEIPT FUNDS	175

### **COLLABORATIONS**

## Message From The Former CEO



Sharon Gist Gilliam,  
Former Chief Executive  
Officer

The CHA is proud to present the FY2008 Moving to Work (MTW) Annual Plan – Plan for Transformation Year 9. The Annual Plan is structured differently this year in that HUD has requested that we organize the discussion of our work and efforts under three MTW Statutory Objectives: 1) increase housing choices for low-income families, 2) give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient, and 3) reduce costs and achieve greater cost effectiveness in federal expenditures.

The first MTW Statutory Objective of increasing housing choices for low-income families through the redevelopment and rehabilitation of public housing has been the core of the Plan since its inception. During FY2007, 16,202 units were delivered – 64.8 percent of the 25,000-unit goal. The projected number of units to be completed by the end of FY2008 is 1,008 (four percent increase), for a total of 17,210 completed units – 68.8 percent – by the end of FY2008.

The second MTW Statutory Objective is to facilitate the self-sufficiency of public housing residents. In support of this goal, the CHA plans to continue to support and expand several excellent programs, such as the Family Self Sufficiency (FSS) Program, which provides families with the critical tools needed to move towards financial independence. Under FSS, 62 participants have become homeowners and more than 400 participants have received more than \$4 million of benefits. In FY2008, 1,500 families, consisting of both Housing Choice Voucher participants and public housing residents, will have an opportunity to enroll in an FSS Program.

The CHA's partnerships have continued to become more effective and efficient. In the last few years, our partners have helped more than 3,500 residents find their first jobs. These positive numbers promise to increase in FY2008, and more residents will be afforded opportunities and services available under the Plan for Transformation.

The third MTW Statutory Objective is to reduce costs and achieve greater cost effectiveness in federal expenditures. As part of the FY2008 Annual Plan, the CHA will continue to realign our organization to be more in line with a private sector asset management company model. This includes changes to our personnel, operations, and structure. We will increase enforcement of the lease, maintain assets, increase rent collections, and reduce costs in unit repairs, among other initiatives.

Please understand that while this is the CHA's Annual Plan, the Plan for Transformation is much larger than the CHA, and we owe an enormous debt of gratitude to HUD for their ongoing excellent support. We also owe a great deal of our success to Mayor Richard M. Daley, who has made it a priority for other city and sister agencies to support our efforts, from infrastructure improvements

## Message From The Former CEO

such as sewers, lights, and sidewalks, to supportive services from the Department of Human Services, the Chicago Police Department, and Workforce Development, to name a few. The Plan for Transformation encompasses the entirety of Chicago and succeeds because of the tremendous public, private, civic, and foundation support we have been fortunate enough to receive.

Our primary goal in FY2008 is to continue to make the Plan for Transformation an undertaking worthy of all the excellent support we have received up until now and hope to continue our successful endeavors through the Plan for Transformation.

Sincerely,



Sharon Gist Gilliam, Former Chief Executive Officer  
Chicago Housing Authority

## Message From the Chairperson Of The Board Of Commissioners



Martin Nesbitt,  
Chairperson, Board of  
Commissioners

It is with great pleasure that we submit the Annual Plan for FY2008. As Chairperson of the CHA's Board of Commissioners, I am proud of the progress the CHA has made over the past eight years, and I am excited about the year ahead of us under the Plan for Transformation.

One important reason for my excitement is that we continue to receive the unprecedented and unwavering support of Mayor Richard M. Daley. His commitment to public housing was the initial impetus to begin the Plan for Transformation in 1999, and his continued support helps to provide resources and coordination with key city departments. The Departments of Planning, Streets and Sanitation, Economic Development, Housing and other City agencies have been significant partners, and are key to the success of the Plan.

The same holds true for civic leaders, foundations, elected officials and others. While this year's Annual Plan chronicles the CHA's scheduled activities over FY2008, it is a plan for more than the CHA, but for the entire city. Every sector of the City has been a significant contributor to the Plan's success.

The goals set out for FY2008 are ambitious, but possible. I am looking forward to working with all our partners to achieve these goals.

Sincerely,

A handwritten signature in black ink, appearing to read 'Martin Nesbitt', written over a horizontal line.

Martin Nesbitt, Chairperson  
Chicago Housing Authority Board of Commissioners

## Introduction



The City of Chicago has been a vital partner to the CHA throughout the Plan for Transformation.

After the successful completion of eight years under the Plan for Transformation, public housing in Chicago has continued to transform in appearance and quality, thus creating a new beginning for public housing residents while eradicating stigmas of the past. This visible progress has been made possible by way of the Moving to Work Demonstration Agreement (MTW), signed between the Chicago Housing Authority (CHA) and the U.S. Department of Housing and Urban Development (HUD) on February 6, 2000.

Through the MTW Agreement, HUD grants the CHA both regulatory flexibility and funding fungibility. The

flexibility contained within CHA's MTW Agreement allowed it to invest over \$1.1 billion for capital improvement since FY2000, and over \$20 million annually toward social service programming, furthering economic and social self-sufficiency amongst public housing residents. The funding fungibility in the MTW Agreement enables the CHA to receive block grant funding, which is instrumental in creating a progressive model of affordable housing for CHA residents.

The block grant funding from HUD is derived from three separate sources: Operating Funds, Capital Funds, and Housing Choice Voucher Funds. The MTW Agreement allows the CHA to integrate these separate funding sources, enabling the CHA to manage its finances based on the specific needs of the Plan for Transformation. The Block Grant Designation has allowed the CHA to redevelop and/or rehabilitate over 15,000 units thus far under the Plan for Transformation. The flexibility and fungibility provided by the CHA's MTW Agreement enables the CHA to become more effective in delivering housing options to public housing residents and fulfilling the statutory objectives of the MTW legislation.

In order to receive the regulatory flexibility and funding fungibility allowed by the MTW Agreement, the CHA has agreed to provide and administer housing assistance that meets the following three MTW Statutory Objectives:

- Statutory Objective I: Increase housing choices for low-income families;

## Introduction

- Statutory Objective II: Give incentives to families with children where the head of the household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

For the FY2008 Annual Plan, the CHA has developed a new framework. Under this new framework, the MTW Statutory Objectives divide the FY2008 Annual Plan into three sections. Each section is further divided into chapters, which identify and discuss the MTW activities that will be performed by the CHA in FY2008 in order to meet the MTW Statutory Objectives.

In accordance with the MTW Agreement, the CHA is required to submit an Annual Plan to HUD. The purpose of the Annual Plan is to provide an update on the CHA's progress toward achieving the goals set forth in the Plan for Transformation. In addition, the FY2008 Annual Plan will identify and outline the CHA's goals and activities for the upcoming year. Following a 30-day public comment period being held from November 7, 2007, through December 6, 2007, the FY2008 MTW Annual Plan was presented to the CHA Board of Commissioners for approval, and subsequently submitted to HUD.

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE



**MTW Statutory Objective I:**  
*Chapter 1. Public Housing Revitalization*

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization



The results of the CHA's Plan for Transformation are evidenced by the numerous mixed-income communities visible throughout Chicago.

The CHA will continue to work on the revitalization of the final half of public housing units to be redeveloped and rehabilitated under the Plan for Transformation (Plan). During this ninth year of the Plan, the CHA will continue to make dramatic changes in the landscape of public housing throughout Chicago. These changes are evidenced by the new communities coming to life in our great city.

The CHA anticipates delivering 1,008 new units dispersed throughout the CHA's family housing

redevelopment/rehabilitation as mixed-income, senior designated housing rehabilitation, and family housing rehabilitation portfolios. Once these units are complete, the CHA will have completed revitalization of 68.8% of the 25,000 public housing units promised by the Plan. These completed units will serve as new homes for CHA residents, and illustrate the CHA's firm commitment to meeting MTW Statutory Objective I to increase housing for low-income families.



Upon completion, Jazz on the Boulevard will be a charming addition to the Drexel neighborhood.

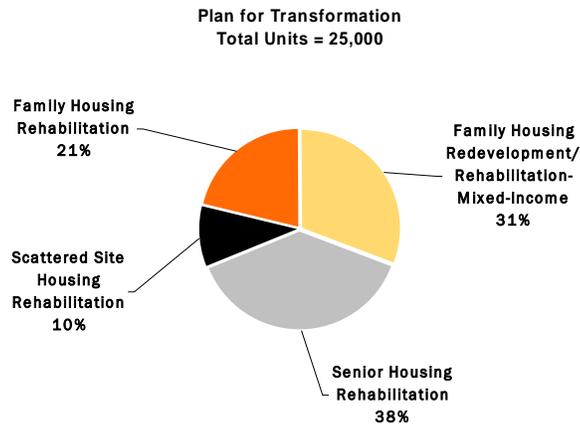
FY2008 Annual Plan Unit Completion				
Development Category	Units Delivered Through FY2007*	Projected Unit Completion FY2008	Cumulative Total Number of Public Housing Units Through FY2008*	Total Units by End of Plan for Transformation
Family Housing Redevelopment/Rehabilitation - Mixed-Income	2,472	396	2,868	7,697
Senior Housing Rehabilitation	8,896	110	9,006	9,435
Scattered Site Housing Rehabilitation	2,543	0	2,543	2,543
Family Housing Rehabilitation	2,291	502	2,793	5,325
<b>TOTAL NUMBER OF PUBLIC HOUSING UNITS</b>	<b>16,202</b>	<b>1,008</b>	<b>17,210</b>	<b>25,000</b>
<b>PERCENTAGE OF 25,000</b>	<b>64.8%</b>	<b>4.0%</b>	<b>68.8%</b>	<b>100.0%</b>

\*Includes units projected by year end FY2007.

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

Prior to the beginning of the Plan, HUD determined which public housing developments were not viable and required demolition 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 designated 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 FY006, the CHA announced plans for most of these developments.

Through the Plan for Transformation, the CHA has committed to revitalize 25,000 public housing units. The pie chart below represents the percentage of revitalized public housing units broken out by the type of housing development that will exist at the end of the Plan for Transformation.



The following pages contain information about the redevelopment and rehabilitation activities that the CHA has planned to occur in FY2008.

# CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

Unit Completion Schedule														
Category	Development Name	Occupancy 10/1/99		Public Housing Unit Completion Schedule										
		Exsting Units	Occupied Units	Actual Units Delivered through FY2006	FY2007	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	Total Units by the End of Plan for Transformation
<b>Family Housing Redevelopment/Rehabilitation - Mixed-Income</b>														
<b>Family Housing Redevelopment - Mixed-Income</b>														
1	ABLA Homes	3,235	1,079	454	0	120	8	20	95	111	138	138	383	1,467
1	Frances Cabrini Extension North	926	152	276	22	99	9	165	71	49	0	9	0	700
5B	William Green Homes/1230 N. Burling	1,102	656	0	0	0	0	0	0	50	125	75	50	300
5B	Frances Cabrini Extension South	597	474	0	0	0	0	0	0	0	0	100	100	200
1	Governor Henry Horner Homes	1,743	682	674	12	58	50	0	30	0	0	0	0	824
1	Lakefront Replacement Housing	0	0	214	2	13	15	16	0	16	0	0	165	441
4	Lathrop Homes	925	747	0	0	0	0	0	0	100	100	100	100	400
4	Lawndale Complex	187	1	0	0	0	0	0	0	50	0	0	50	100
4	LeClaire Courts Extension	300	270	0	0	0	0	50	25	0	75	75	75	300
5B	Rockwell Gardens	1,136	439	52	25	0	20	47	0	17	43	32	28	264
5B	Stateway Gardens	1,644	689	27	24	60	16	85	53	45	0	75	54	439
1 & 5B	Robert Taylor Homes	3,784	1,559	110	83	20	32	54	54	108	108	189	147	851
1	Madden Park/Ida B. Wells Homes and Extension/Clerence Darrow Homes	2,891	1,426	126	0	26	63	0	75	60	183	185	182	900
1 & 5B	Washington Park Homes	679	342	6	46	0	0	35	35	35	35	0	0	192
<b>Family Housing Rehabilitation - Mixed-Income</b>														
1	Hilliard Towers Apartments*	710	307	305	0	0	0	0	0	0	0	0	0	305
-	Fountainview	0	0	0	14	0	0	0	0	0	0	0	0	14
<b>TOTAL: Family Housing Redevelopment/Rehabilitation - Mixed-Income</b>		<b>19,859</b>	<b>8,823</b>	<b>2,244</b>	<b>228</b>	<b>396</b>	<b>213</b>	<b>472</b>	<b>438</b>	<b>587</b>	<b>807</b>	<b>978</b>	<b>1,334</b>	<b>7,697</b>
<b>Senior Housing Rehabilitation</b>														
2	Phases I-IV	9,480	8,044	8,798	0	0	0	0	0	0	0	0	0	8,798
2	Phase V: Larrabee	-	-	0	0	83	0	0	0	0	0	0	0	83
2	Phase VI: Flannery	-	-	0	98	27	0	0	0	0	0	0	0	125
2	Phase VI: Britton/Budd	0	0	0	0	0	173	0	0	0	0	0	0	173
2	Phase VII: Pomeroy, Kenmore	-	-	0	0	0	0	0	55	201	0	0	0	256
<b>TOTAL: Senior Housing Rehabilitation</b>		<b>9,480</b>	<b>8,044</b>	<b>8,798</b>	<b>98</b>	<b>110</b>	<b>173</b>	<b>0</b>	<b>55</b>	<b>201</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,435</b>
<b>Scattered Site Housing Rehabilitation</b>														
3	Scattered Sites North Central, Northeast, Southeast, Southwest, and West	2,922	2,400	2,525	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	18
<b>TOTAL: Scattered Site Housing Rehabilitation</b>		<b>2,940</b>	<b>2,418</b>	<b>2,543</b>	<b>0</b>	<b>2,543</b>								
<b>Family Housing Rehabilitation</b>														
5A	Altgeld Gardens and Phillip Murray Homes	1,998	1,713	387	314	132	200	200	200	200	272	93	0	1,998
4	Bridgeport Homes	155	136	60	32	19	0	0	0	0	0	0	0	111
5A	Dearborn Homes	800	603	0	78	124	120	120	120	98	0	0	0	660
4	Frances Cabrini Rowhouses	586	466	0	0	100	100	100	100	100	86	0	0	586
5A	Harold Ickes Homes	1,006	823	0	0	0	0	0	104	0	104	0	104	312
4	Lake Parc Place	300	235	300	0	0	0	0	0	0	0	0	0	300
4	Lawndale Gardens	128	120	0	62	61	0	0	0	0	0	0	0	123
4	Lowden Homes	128	115	127	0	0	0	0	0	0	0	0	0	127
5A	Trumbull Park Homes	486	382	434	0	0	0	0	0	0	0	0	0	434
4	Washington Park Low-Rises	488	226	142	11	66	58	53	0	0	0	0	0	330
4	Wentworth Gardens	422	386	257	87	0	0	0	0	0	0	0	0	344
<b>TOTAL: Family Housing Rehabilitation</b>		<b>6,497</b>	<b>5,205</b>	<b>1,707</b>	<b>584</b>	<b>502</b>	<b>478</b>	<b>473</b>	<b>524</b>	<b>398</b>	<b>462</b>	<b>93</b>	<b>104</b>	<b>5,325</b>
<b>GRAND TOTALS</b>														
<b>TOTAL NUMBER OF PUBLIC HOUSING UNITS</b>				<b>15,292</b>	<b>910</b>	<b>1,008</b>	<b>864</b>	<b>945</b>	<b>1,017</b>	<b>1,186</b>	<b>1,269</b>	<b>1,071</b>	<b>1,438</b>	<b>25,000</b>
<b>CUMULATIVE TOTAL NUMBER OF PUBLIC HOUSING UNITS</b>				<b>15,292</b>	<b>16,202</b>	<b>17,210</b>	<b>18,074</b>	<b>19,019</b>	<b>20,036</b>	<b>21,222</b>	<b>22,491</b>	<b>23,562</b>	<b>25,000</b>	<b>N/A</b>
<b>PERCENTAGE OF 25,000</b>				<b>61.17%</b>	<b>64.81%</b>	<b>68.84%</b>	<b>72.30%</b>	<b>76.08%</b>	<b>80.14%</b>	<b>84.89%</b>	<b>89.96%</b>	<b>94.25%</b>	<b>100.00%</b>	<b>N/A</b>

\*Breakdown of the number of family and senior designated housing units at Hilliard Tower Apartments is detailed on page 17.

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

Public Housing Unit Construction Schedule			
Category	Development Name	Units Under Construction FY2007	Units Under Construction FY2008
	<b>Family Housing Redevelopment/Rehabilitation - Mixed-Income</b>		
	<b>Family Housing Redevelopment - Mixed-Income</b>		
1	ABLA Homes	128	120
1	Frances Cabrini Extension North	119	138
5B	William Green Homes/1230 N. Burling	0	0
5B	Frances Cabrini Extension South	0	0
1	Governor Henry Horner Homes	70	108
1	Lakefront Replacement Housing	15	44
4	Lathrop Homes	0	0
4	Lawndale Complex	0	0
4	LeClaire Courts Extension	0	0
5B	Rockwell Gardens	25	67
5B	Stateway Gardens	100	92
1 & 5B	Robert Taylor Homes	135	74
1	Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes	81	34
1 & 5B	Washington Park Homes	46	0
	<b>Family Housing Rehabilitation - Mixed-Income</b>		
1	Hilliard Towers Apartments	0	0
	Fountainview	14	0
	<b>TOTAL: Family Housing Redevelopment/Rehabilitation - Mixed-Income</b>	<b>733</b>	<b>677</b>
	<b>Senior Housing Rehabilitation</b>		
2	Phases I - IV	0	0
2	Phase V: Larrabee	0	83
2	Phase VI: Flannery	125	27
2	Phase VI: Britton/Budd	0	173
2	Phase VII: Pomeroy, Kenmore	0	0
	<b>TOTAL: Senior Housing Rehabilitation</b>	<b>125</b>	<b>283</b>
	<b>Scattered Site Housing Rehabilitation</b>		
3	Scattered Sites North Central, Northeast, Southeast, Southwest, and West	0	0
4	Cabrini-Lincoln	0	0
	<b>TOTAL: Scattered Site Housing Rehabilitation</b>	<b>0</b>	<b>0</b>
	<b>Family Housing Rehabilitation</b>		
5A	Altgeld Gardens and Phillip Murray Homes	314	132
4	Bridgeport Homes	32	19
5A	Dearborn Homes	78	124
4	Frances Cabrini Rowhouses	0	100
5A	Harold Ickes Homes	0	0
4	Lake Parc Place	0	0
4	Lawndale Gardens	62	61
4	Lowden Homes	0	0
5A	Trumbull Park Homes	0	0
4	Washington Park Low-Rises	23	66
4	Wentworth Gardens	87	0
	<b>TOTAL: Family Housing Rehabilitation</b>	<b>596</b>	<b>502</b>
<b>TOTAL NUMBER OF PUBLIC HOUSING UNITS</b>		<b>1,454</b>	<b>1,462</b>

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### **FAMILY HOUSING REDEVELOPMENT/REHABILITATION AS MIXED-INCOME**

The CHA continues its commitment to redesign the face of public housing by establishing mixed-income/mixed-finance communities. These communities are made up of public housing, affordable, and market-rate rental units that are intermingled with private homes. The creation of mixed-income/mixed-finance communities is a lengthy process that includes a series of interdependent steps including but not limited to: developer selection; creation of a site redevelopment plan; negotiation of a lease and tenant selection plan; and infrastructure improvement.

Additionally, the CHA must conduct demolition and disposition activities. In FY2008 both building demolition and land disposition will occur at several properties to allow for revitalization. The CHA utilizes multiple types of disposition activity to meet its redevelopment needs. For example, throughout FY2008 the CHA will engage in both land swaps and ground leases, to increase financial resources and land necessary to create and provide necessary green space in and near mixed-income/mixed-finance communities. Disposition and demolition activity contribute to furthering MTW Statutory Objective I to increase housing choices for low-income families by creating a platform from which the CHA can continue to redevelop family housing units.

The CHA must complete the real estate transaction closing and demolition activities at each CHA-owned and occupied building before construction for redevelopment can begin. Demolition of CHA properties will occur once all residents have been relocated. (See Appendix 9: Proposed Demolition Schedule for a complete listing of demolition activity planned for FY2008.)

The real estate transaction closing is a vital stage in the CHA's redevelopment process because planning and construction at the site cannot begin until the closing has occurred. Since the beginning of the Plan, the CHA has completed 49 real estate transaction closings. The first step in the real estate transaction closing is to secure the financing for each phase of redevelopment. Upon acquiring all the necessary financial commitments for development, gaining HUD approval of legal documents, and executing all financial papers and planning documents, both the CHA and the developer may move forward with the real estate transaction closing. The following chart details the 11 anticipated real estate transaction closings to be conducted in FY2008. The anticipated impact of these closings on MTW Statutory Objective I is that 455 mixed-income/mixed-finance public housing units will be created, thereby increasing housing options of low-income families.

**MTW Statutory Objective I:  
Chapter 1. Public Housing Revitalization**

<b>Planned FY2008 Mixed-Income Communities Real Estate Transaction Closings</b>		
<b>Original CHA Development Name</b>	<b>New Mixed-Income Community Name</b>	<b>IL Number for New Community</b>
Britton Budd Senior Apartments	Britton Budd Senior Apartments	Not assigned yet by HUD
Frances Cabrini Extension North	825 N. Hudson	Not assigned yet by HUD
Frances Cabrini Extension North	Parkside Phase 2A-1 Rental	Not assigned yet by HUD
Governor Henry Horner Homes	Horner Phase IIB For-Sale	Not assigned yet by HUD
Governor Henry Horner Homes	Westhaven Park Phase IIC Rental	Not assigned yet by HUD
Lakefront Replacement Housing	Lake Park Crescent Phase IIA Rental	Not assigned yet by HUD
Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes	Madden Phase 2A For-Sale	Not assigned yet by HUD
Rockwell Gardens	West End Phase 2A Rental	Not assigned yet by HUD
Robert Taylor Homes	Taylor Phase A-1 For-Sale	Not assigned yet by HUD
Robert Taylor Homes	Legends South Phase A2-1 Rental	Not assigned yet by HUD
Stateway Gardens	Park Boulevard Phase 2A Rental	Not assigned yet by HUD

In line with MTW Statutory Objective I to increase housing choices for low-income families, the CHA will pursue two additional strategies to provide mixed-income/mixed-finance housing for public housing residents. In FY2007, the CHA issued a request for qualifications (RFQ) under the Housing for Chicagoans Everywhere Program, establishing opportunities for large and small development firms to develop and sell units to the CHA in a mixed-income setting. In limited circumstances, the CHA will also consider the acquisition of units in development projects which have successfully undergone an open and competitive Low Income Housing Tax Credit award process through a Qualified Action Plan from the State of Illinois or the City of Chicago.

The following pages contain information on future redevelopment plans and unit delivery for family housing redevelopment/rehabilitation as mixed-income properties.

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

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

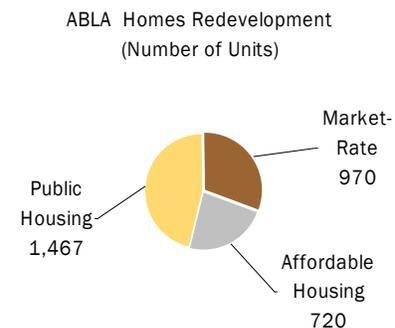
Street Boundaries: Cabrini/Blue Island/16<sup>th</sup>/Ashland

IL Numbers: IL002226, IL002216, IL002003, IL002017, IL002023

- Roosevelt Square is the name for the on-site replacement housing for ABLA.
- Upon completion, Roosevelt Square will include 1,467 public housing units encompassed in six-flats and town house style apartments.
- Roosevelt Square Phase 2 construction began in August 2007 and consists of 128 public housing, 55 affordable, and two market-rate rental units, that span five city blocks along Roosevelt Road.
- Delivery of all 128 public housing units in Phase 2 is expected in FY2008.
- The Roosevelt Square Phase 2 For-Sale construction began during fourth quarter 2007 and includes 68 affordable homes, nine of which will be available to current or former ABLA residents to purchase.



ABLA is one of the CHA's traditional public housing developments that has been replaced with mixed-income communities.



- The CHA anticipates entering into two disposition transactions at Roosevelt Square in FY2008, which are essential for the CHA to complete the development plans approved by HUD. Details regarding the disposition transactions are as follows:
  - The CHA will pass title to land at Fosco Park.
  - The CHA will also enter into a commercial 99 year ground lease for land adjacent to Roosevelt Square.

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

- The following chart shows the FY2008 Planned Building Closure for Grace Abbott Homes/Robert H. Brooks Homes and Extension/Loomis Courts/Jane Addams Homes (ABLA). When setting the building closure schedule for FY2008, the CHA considered vacancy rates, physical conditions of the building, the necessary funding available for revitalization, as well as construction schedules. Resident leadership was also consulted before plans were finalized.

Grace Abbott Homes/Robert H. Brooks Homes and Extension/Loomis Courts/Jane Addams Homes (ABLA) FY2008 Planned Building Closure		
Address	Total Number of Units Closing	Number of Households Affected*
1432-38 W. Washburne Avenue	4	4
1440-50 W. Washburne Avenue	6	3
1452-62 W. Washburne Avenue	6	4
1217-23 W. Laflin Street	4	4
1216-22 W. Laflin Street	4	4
1510-20 W. Washburne Avenue	6	4
1522-28 W. Washburne Avenue	4	2
1530-36 W. Washburne Avenue	4	3
1527-37 W. Washburne Avenue	6	3
1526-28 W. 13th Street	2	0
1530-40 W. 13th Street	6	5
1530-40 W. Hastings Street	12	11
<b>Total</b>	<b>64</b>	<b>47</b>

\* Occupancy information as of September 30, 2007.

### ABLA Homes Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2007*	Units Under Construction FY2008	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	120	8	20	95	111	138	138	383

\*Includes units projected by year end FY2007.



Roosevelt Square, the on-site replacement housing for ABLA, will bring a combination of luxury and affordability to the doorsteps of CHA residents.

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### Frances Cabrini Extension North

Street Boundaries: Clybourn/Larrabee/Division/Oak

IL Numbers: IL002002, IL002230, IL002232, IL002219, IL002192, IL002221  
IL002222, IL002215, IL002182

- Frances Cabrini Extension North is located in the Gold Coast, Old Town, and River North neighborhoods of Chicago.
- The CHA will continue to work toward meeting its commitment to revitalize 700 units of public housing to replace Frances Cabrini Extension North.
- The CHA anticipates conducting two real estate transaction closings in FY2008:
  - One will be for the redevelopment of Parkside Phase 2A-1 Rental, which is comprised of 39 public housing, 53 affordable, and 19 market-rate units.
  - The CHA will acquire two public housing units at 825 N. Hudson, a mid-rise building located east of the Frances Cabrini Rowhouses.
  - The 825 N. Hudson building will also contain two public housing, two affordable, and 15 market-rate rental units.
- The CHA plans to dispose of two parcels of land at Frances Cabrini Extension North, by entering into two separate ground leases in FY2008. These transactions are essential for the CHA to complete the redevelopment plans approved by HUD. (See Appendix 11: Proposed Disposition for a complete listing of planned disposition activity in FY2008.)



Frances Cabrini Extension North will be replaced by both on-site and off-site mixed-income communities.



Parkside of Old Town is one of the mixed-income communities that serves as on-site replacement housing for Frances Cabrini Extension North.

### *Parkside of Old Town*

IL Number: IL002236

- Phase 1A of the redevelopment will continue in FY2008, and the CHA expects to deliver the remaining 62 public housing units during this time.
- The planning and design of Phase 2 will continue in FY2008.
- The CHA expects to complete the real estate transaction closing and begin construction on Parkside of Old Town Phase 2A-1 Rental during FY2008.

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### Frances Cabrini Extension North Public Housing Unit Delivery Plan\*

Total Planned Units	Units Delivered Through FY2007**	Units Under Construction FY2008	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	298	138	99	9	165	71	49	0	9	0

\*Does not include unit delivery for Frances Cabrini Rowhouses, Frances Cabrini Extension South, and William Green Homes.

\*\*Includes units projected by year end FY2007.

### Frances Cabrini Extension South

Street Boundaries: Hudson/Chicago/Sedgewick/Wendell

IL Number: IL002020

The CHA will continue to work with the Cabrini Green Local Advisory Council (LAC) and the Working Group, on planning the redevelopment and rehabilitation of Frances Cabrini Extension South in FY2008.

### Frances Cabrini Extension South Public Housing Unit Delivery Plan\*

Total Planned Units	Units Delivered Through FY2007**	Units Under Construction FY2008	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
200	0	0	0	0	0	0	0	0	100	100

\*Does not include unit delivery for Frances Cabrini Rowhouses, Frances Cabrini Extension North, and William Green Homes.

\*\*Includes units projected by year end FY2007.

The following chart shows the FY2008 Planned Building Closure for Frances Cabrini Extension South. When setting the building closure schedule for FY2008, the CHA considered vacancy rates, physical conditions of the building, the necessary funding available for revitalization, as well as construction schedules. Resident leadership was also consulted before plans were finalized.

Frances Cabrini Extension South FY2008 Planned Building Closure		
Address	Total Number of Units Closing	Number of Households Affected*
364 W. Oak Street	65	30
365 W. Oak Street	65	30
412 W. Chicago Avenue	65	29
<b>Total</b>	<b>195</b>	<b>89</b>

\* Occupancy information as of September 30, 2007.

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### William Green Homes/1230 N. Burling

Street Boundaries: Larrabee/Halsted/Clybourn/Division  
IL Number: IL002030

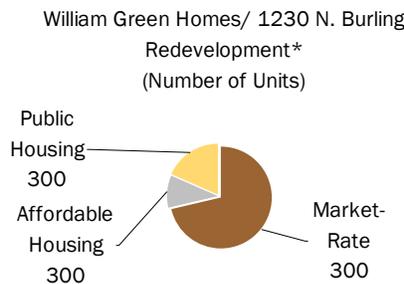
The CHA will continue to work with the Cabrini Green LAC and the Working Group to procure a developer for the redevelopment of William Green Homes in FY2008.

**William Green Homes/1230 N. Burling Public Housing Unit Delivery Plan\***

Total Planned Units	Units Delivered Through FY2007**	Units Under Construction FY2008	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	0	0	50	125	75	50

\*Does not include unit delivery for Frances Cabrini Rowhouses, Frances Cabrini Extension North, and Frances Cabrini Extension South.

\*\*Includes units projected by year end FY2007.



\*The above numbers do not include unit delivery for Frances Cabrini Rowhouses, Frances Cabrini Extension North, and Frances Cabrini Extension South.

The following chart shows the FY2008 Planned Building Closure for William Green Homes. When setting the building closure schedule for FY2008, the CHA considered vacancy rates, physical conditions of the building, the necessary funding available for revitalization, as well as construction schedules. Resident leadership was also consulted before plans were finalized.

<b>William Green Homes FY2008 Planned Building Closure</b>		
Address	Total Number of Units Closing	Number of Households Affected*
1230 N. Larrabee Street	134	48
1230 N. Burling Street	134	75
<b>Total</b>	<b>268</b>	<b>123</b>

\* Occupancy information as of September 30, 2007.

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### Hilliard Towers Apartments

Street Boundaries: Cullerton/Cermak/State/Clark  
IL Numbers: IL002046A, IL002046B

- The redevelopment of Hilliard Towers Apartments was completed in FY2006. It is comprised of 117 rehabilitated public housing family units and 188 rehabilitated senior designated housing units.
- The building amenities include brand new security entry systems, renovated lobbies, central heating and air conditioning systems, and updated on-site laundry facilities.
- The rehabilitated units have open floor plans, new walls and floors, as well as updated bathrooms and modern kitchen appliances.



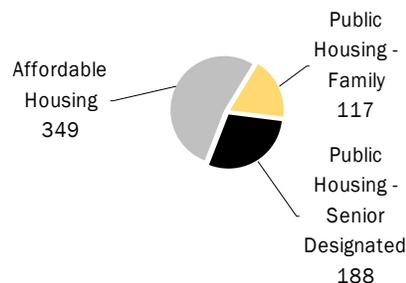
Hilliard Tower Apartments was substantially rehabilitated to preserve the award winning architectural work of Bertrand Goldberg.

**Hilliard Towers Apartments Public Housing Unit Delivery Plan**

Total Planned Units	Units Delivered Through FY2007*	Units Under Construction FY2008	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

\*Includes units projected by year end FY2007.

Hilliard Towers Apartments Rehabilitation  
(Number of Units)



## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### Governor Henry Horner Homes

Street Boundaries: Lake/Washington/Hermitage/Oakley

IL Numbers: IL002019, IL002035, IL002027, IL002228, IL002220, IL002213, IL002197, IL002198, IL002199, IL002200, IL002201, IL002202, IL002203, IL002204, IL002195, IL002191, IL002188, IL002229

- Westhaven Park Phase II is part of the redevelopment of the on-site replacement housing at Governor Henry Horner Homes. Westhaven Park is located on the near west side of Chicago.
- Phase IIC Rental will be comprised of 50 public housing, 28 affordable, and 14 market-rate units. When complete, this phase will include a mix of high-rise, mid-rise, elevator, and walk-up style buildings.
- The CHA anticipates adding a recreational park as a component of Phase IIC, but will finalize construction plans after the for-sale phase is complete.
- The CHA expects to complete two real estate transaction closings of Westhaven Park Phase IIC Rental and Horner Phase IIB For-Sale in FY2008.
- The sub-phase of Westhaven Park Phase IIB is currently under construction and is expected to deliver units in the fourth quarter of FY2007. Westhaven Park Phase IIB will include 127 rental units, 70 of which will be set aside for public housing residents.



Governor Henry Horner Homes was one of CHA's traditional public housing developments. Westhaven Park serves as one of the mixed-income communities housing former Horner residents.



Contemporary architecture and landscaped walkways are just a few of the many design elements that welcome residents at the Westhaven Park.

**MTW Statutory Objective I:  
Chapter 1. Public Housing Revitalization**

- The following chart shows the FY2008 Planned Building Closure for Governor Henry Horner Homes. When setting the building closure schedule for FY2008, the CHA considered vacancy rates, physical conditions of the building, the necessary funding available for revitalization, as well as construction schedules. Resident leadership was also consulted before plans finalized.

<b>Governor Henry Horner Homes FY2008 Planned Building Closure</b>		
<b>Address</b>	<b>Total Number of Units Closing</b>	<b>Number of Households Affected*</b>
1936 W. Washington Steet	65	26
<b>Total</b>	<b>65</b>	<b>26</b>

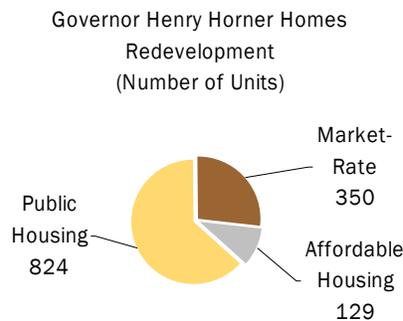
\* Occupancy information as of September 30, 2007.

- The CHA will conduct property disposition activities at Westhaven Park in FY2008 and will enter into a ground lease for two parcels of land. These transactions are essential for the CHA to complete the development plans approved by HUD. (See Appendix 11: Proposed Disposition for a complete listing of planned disposition activity in FY2008.)

**Governor Henry Horner Homes Public Housing Unit Delivery Plan**

<b>Total Planned Units</b>	<b>Units Delivered Through FY2007*</b>	<b>Units Under Construction FY2008</b>	<b>FY2008 Planned Units</b>	<b>FY2009 Planned Units</b>	<b>FY2010 Planned Units</b>	<b>FY2011 Planned Units</b>	<b>FY2012 Planned Units</b>	<b>FY2013 Planned Units</b>	<b>FY2014 Planned Units</b>	<b>FY2015 Planned Units</b>
824	686	108	58	50	0	30	0	0	0	0

\*Includes units projected by year end FY2007.



## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### Lakefront Replacement Housing

Street Boundaries: Various

IL Numbers: IL002180, IL002193, IL002194, IL002208, IL002211, IL002193, IL002211

- To further the Plan for Transformation, the CHA will engage in property disposition at Lakefront Replacement Housing in FY2008. The CHA will enter into a ground lease or pass title to land. These transactions are essential for the CHA to complete the development plans approved by HUD.

### Lake Park Crescent

Street Boundaries: 40<sup>th</sup>/42<sup>nd</sup>/Oakenwald/Lake Park  
IL 002193

- The CHA plans to close the real estate transaction for Lake Park Crescent Phase IIA Rental, which will consist of 31 public housing, 38 affordable, and 114 market-rate units in FY2008.
- This on-site development will be comprised of a combination of town houses, single family homes, three-flats, six-flats, a mid-rise building, and a 14-story glass tower. All of these properties will stand adjacent to the new 2.8 acre Lake Park Crescent Park.
- The development of the Lake Park Crescent Phase 1A Home Ownership will near 50% completion by the end of FY2008. When completed, this phase will include 13 public housing homes, and 20 affordable homes and 35 market-rate homes.
- The CHA projects that 13 public housing homes will be available for residents to purchase in FY2008.



Lake Park Crescent is one of the mixed-income communities on the south side of Chicago.

Lakefront Replacement Housing Public Housing Unit Delivery Plan

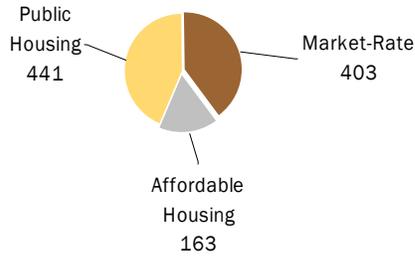
Total Planned Units	Units Delivered Through FY2007*	Units Under Construction FY2008	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
441	216	44	13	15	16	0	16	0	0	165

\*Includes units projected by year end FY2007.

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

- Lakefront Replacement Housing will be comprised of 441 on-site, off-site, and scattered site public housing, 163 affordable, and 403 market-rate units at the end of the Plan.

Lakefront Replacement Housing Redevelopment  
(Number of Units)



## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

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

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

IL Numbers: IL002018, IL002001, IL002033, IL002163, IL002036, IL002224, IL002231

- Oakwood Shores is replacement housing for Madden Park Homes, Ida B. Wells Homes and Extension, and Clarence Darrow Homes.
- There is one real estate transaction closing scheduled to take place at Oakwood Shores in FY2008.
  - The CHA will complete the closing of Madden Phase 2A For-Sale. Approximately eight are to be public housing units, while 127 market-rate units and ten affordable units comprised of town houses, single family homes, rowhouses, and condominium units in a mid-rise building will be available.
  - The CHA will also work with the Chicago Department of Planning and Development, who will assist with funding of the Phase 2A For-Sale through the tax increment finance program.
- The construction of Oakwood Shores Phase 2A Rental will yield 199 units consisting of 81 public housing, 61 affordable, and 57 market-rate units.
- The CHA anticipates entering into five property disposition transactions at Madden/Wells/Darrow in FY2008, which may include a 99-year ground lease and/or passing title to land. The financial resources acquired through these disposition activities will assist the CHA in furthering its development efforts within its mixed-income/mixed-finance housing portfolio. These transactions are essential for the CHA to complete the development plans approved by HUD. (See Appendix 11: Proposed Disposition for a complete listing of planned disposition activity in FY2008.)



Madden Park Homes/Ida B. Wells Homes and Extension/Clarence Darrow Homes is one of the traditional public housing projects that is being replaced by on- and off-site mixed-income communities.



Residents of Oakwood Shores will enjoy the educationally rich surroundings of nearby university campuses, and may take part in the health and wellness programs of the local park district all within walking distance of their front door.

**MTW Statutory Objective I:  
Chapter 1. Public Housing Revitalization**

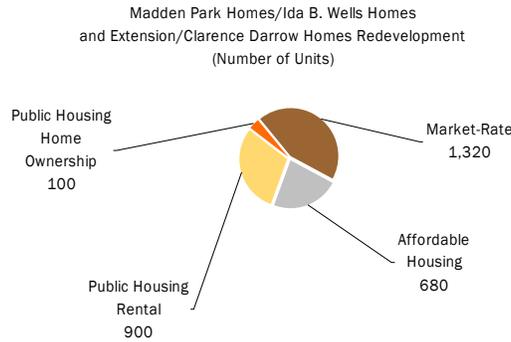
- The CHA plans to have 89 public housing units under construction and deliver 26 units in FY2008.

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

Total Planned Units	Units Delivered Through FY2007**	Units Under Construction FY2008	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	89	26	63	0	75	60	183	185	182

\*The 100 home ownership units for public housing residents are not included in this number.

\*\*Includes units projected by year end FY2007.



## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### Robert Taylor Homes

Street Boundaries: 39<sup>th</sup>/54<sup>th</sup>/State/Federal

IL Numbers: IL002037A, IL002037B, IL002225, IL002234, IL002212, IL002214

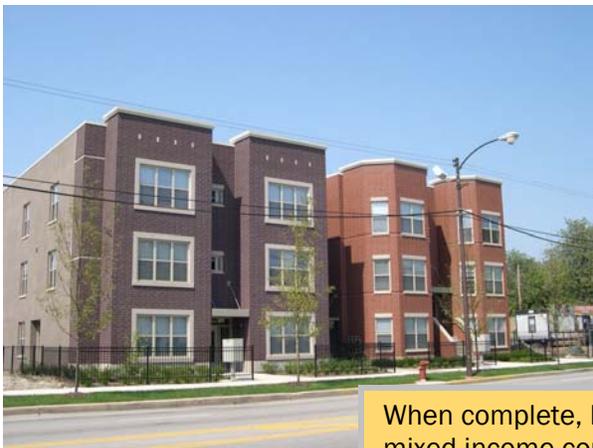
- Legends South, the replacement housing for the former Robert Taylor Homes, will consist of both on-site and off-site units.
- The new units at Legends South offer its residents building amenities that include: modern kitchen appliances; cable-ready units; off-street parking; beautifully landscaped grounds; central air conditioning; wall-to-wall carpet; and on-site maintenance and property management.

### Legends South

- In FY2008, the CHA will complete two real estate transaction closings at Legends South Rental Phase A2-1 and Taylor Phase A-1 For-Sale.
- Legends South Rental Phase A2-1 will be comprised of 54 public housing, 42 affordable, and 24 market-rate units.
- The CHA will conduct property disposition for Legends South Rental Phase A2-1 in FY2008. The CHA anticipates entering into a ground lease. The transaction is essential for the CHA to complete the development plans approved by HUD. (See Appendix 11: Proposed Disposition for a complete listing of planned disposition activity in FY2008.)
- Taylor Phase A-1 For-Sale is anticipated to close also in FY2008. Development will be comprised of 47 market-rate units in single family homes, condominium buildings, and two-flat buildings.



Robert Taylor was formerly located in the State street corridor. In recent years, a commission has been developed to spur reinvestment in this Chicago neighborhood.



When complete, Legends South will be a vibrant new mixed-income community, stretched across two-miles of land on the south side of Chicago.

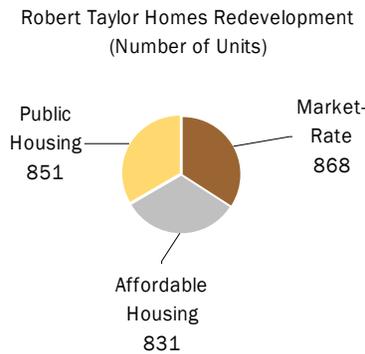
## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

- All 52 public housing units in Legends South Rental Phase C-2 will be under construction in FY2008.

Robert Taylor Homes Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2007*	Units Under Construction FY2008	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	193	106	20	32	54	54	54	108	189	147

\*Includes units projected by year end FY2007.



## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### Rockwell Gardens

Street Boundaries: Madison/Van Buren/Western/Rockwell

IL Numbers: IL002021, IL002006, IL002038, IL002217, IL002227, IL002190

- West End is the name given to the replacement housing of the former Rockwell Gardens public housing development.
- The real estate transaction closing for West End Phase 2 Rental is scheduled for FY2008.
- When complete, Rockwell Phase 2 Rental will be comprised of 67 public housing, 34 affordable, and 14 market-rate units.



Rockwell Gardens is one of many gallery-style high-rise developments that HUD demanded the CHA demolish and replace.

- The new mixed-income/mixed-finance community will be a mixture of low-rise town houses, two-, four-, six-, and ten-unit buildings.
- In furthering the Plan for Transformation, the CHA will conduct property demolition and disposition activity at Rockwell Gardens in FY2008.
  - The CHA plans to demolish a non-dwelling one-story building at 150 S. Western.
  - The CHA will engage in two types of property disposition of Rockwell Gardens in FY2008.
  - The CHA will create a ground lease or pass title to land for four buildings in Rockwell Gardens. (See Appendix 11: Proposed Disposition for a complete listing of planned disposition activity in FY2008.)

- The CHA also plans on engaging in land swapping activities with the City of Chicago for the purpose of creating a public park.
- These transactions are essential for the CHA to complete the development plans approved by HUD.



West End's close proximity to both downtown Chicago and public transportation hubs, will afford residents immediate access to an abundance of social activities throughout the city.

**MTW Statutory Objective I:  
Chapter 1. Public Housing Revitalization**

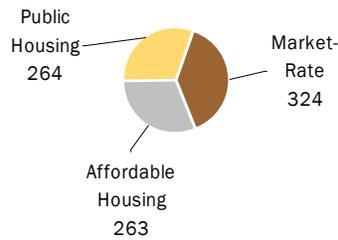
- There will be 67 units under construction in FY2008.

**Rockwell Gardens Public Housing Unit Delivery Plan**

Total Planned Units	Units Delivered Through FY2007*	Units Under Construction FY2008	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	67	0	20	47	0	17	43	32	28

*\*Includes units projected by year end FY2007.*

Rockwell Gardens Redevelopment  
(Number of Units)



## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### Stateway Gardens

Street Boundaries: 35<sup>th</sup>/39<sup>th</sup>/State/Federal  
IL Numbers: IL002022, IL002233

- The CHA plans to continue redevelopment at the site of the former Stateway Gardens public housing development.



Stateway Gardens was a notorious gallery-style high-rise that is being replaced by on and off-site mixed-income communities.

- In order to finish the second on-site phase of redevelopment, the CHA has applied for a 2007 HOPE VI Revitalization Grant for Phase 2 of the Stateway Gardens redevelopment.
- The award of the HOPE VI grant will enable capital funds currently allocated to the Stateway Gardens revitalization to be reallocated to other currently planned, but unfunded, mixed-income/mixed-finance revitalization projects. This grant is essential to the funding of the second on-site phase of the Park Boulevard mixed-income/mixed-finance community. HUD plans to announce the grantees in FY2008.

### Park Boulevard

IL Number: Not Assigned Yet By HUD

- In FY2008, redevelopment will continue at Park Boulevard Phase 1B on-site replacement housing for Stateway Gardens.
- The CHA plans to complete the real estate transaction closing for Park Boulevard Phase 2A Rental, a mixed-finance affordable tax credit rental project, in late FY2008. In Park Boulevard Phase 2A Rental there will be a total of 80 units, consisting of 32 public housing, 43 affordable housing, and five market-rate units. All of Park Boulevard Phase 2 will be constructed as mid-rise buildings.
- The CHA plans to conduct property disposition activity at Park Boulevard in FY2008 and anticipates entering into in a ground lease. These transactions are essential for the CHA to complete the development plans approved by HUD. (See Appendix 11: Proposed Disposition for a detailed description of planned disposition activity in FY2008.)
- In FY2008, 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 future on-site and off-site portions of redevelopment.

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization



Residents of Park Boulevard will reside at the epicenter of the culturally rich Bronzeville community.

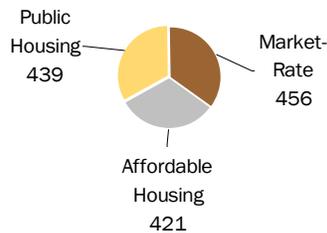
- In FY2008, there will be 108 public housing units under construction and 60 units will be delivered.

### Stateway Gardens Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2007*	Units Under Construction FY2008	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	51	108	60	16	85	53	45	0	75	54

\*Includes units projected by year end FY2007.

Stateway Gardens Redevelopment  
(Number of Units)



## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### Washington Park Homes

Street Boundaries: Various

IL Numbers: IL002034, IL002218, IL002207, IL002054



Washington Park Homes is scattered throughout the city's south side. The majority of buildings are being substantially rehabilitated. The remainder of the buildings will be replaced by mixed-income communities.

- The CHA is transforming Washington Park Homes into new mixed-income/mixed-finance communities through both redevelopment and rehabilitation efforts.
  - When complete, the CHA anticipates that the revitalization efforts will yield 192 public housing, 183 affordable, and 146 market-rate units.
  - The CHA will engage in property disposition activity at Washington Park in FY2008.
    - The CHA plans to enter into a ground lease. (See Appendix 11: Proposed Disposition for a detailed description of planned disposition activity in FY2008.)
    - The financial resources acquired through this disposition activity will assist the CHA in furthering its plans for mixed-income/mixed-finance community developments in FY2008.
  - Currently, there are no demolition activities or real estate transaction closings scheduled for Washington Park Homes in FY2008.

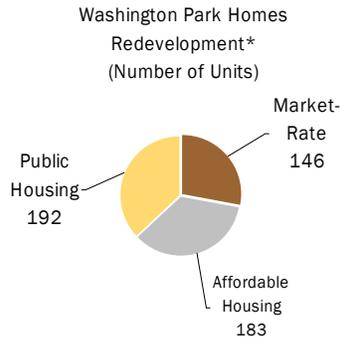
#### Washington Park Homes Public Housing Unit Delivery Plan\*

Total Planned Units	Units Delivered Through FY2007**	Units Under Construction FY2008	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
192	52	0	0	0	35	35	35	35	0	0

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

\*\*Includes units projected by year end FY2007.

MTW Statutory Objective I:  
Chapter 1. Public Housing Revitalization



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

**Fountainview**

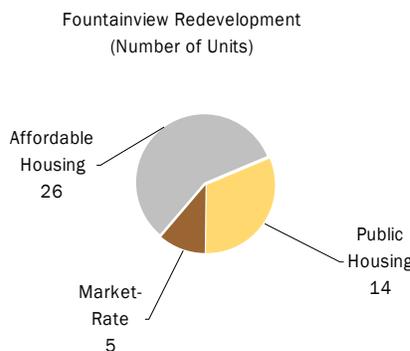
Street Boundaries: Douglas/Independence/13<sup>th</sup>/Ridgeway  
IL Number: IL002074A

- The CHA completed the real estate transaction closing and began construction at Fountainview in July 2006.
- All 14 public housing units are projected for delivery by the end of FY2007.

Fountainview Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2007*	Units Under Construction FY2008	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	14	0	0	0	0	0	0	0	0	0

\*Includes units projected by year end FY2007.



## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### Lathrop Homes

Street Boundaries: Clybourn/Damen/River North  
IL Number: IL002024

- The planned redevelopment of Lathrop Homes will result in a total of 1,200 units, divided equally into public housing units, affordable units, and market-rate units.
- In FY2008, the CHA intends to negotiate a Memorandum of Agreement (MOA) with the Illinois State Historic Preservation Office, convene working group meetings, and finalize a request for proposal for the redevelopment of Lathrop Homes in accordance with the MOA provisions.



Lathrop Homes, the future site of a new mixed-income community along the Chicago River.

Lathrop Homes Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2007*	Units Under Construction FY2008	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	100	100	100	100

\*Includes units projected by year end FY2007.

### Lawndale Complex

Street Boundaries: Roosevelt/Ogden/Talman/Fairfield  
IL Number: IL002005

- The CHA plans to deliver 100 public housing units at Lawndale Complex.
- The CHA will continue to work on designs and plans for the redevelopment of these units, 50 of which are expected for delivery in FY2012 and the remaining 50 are scheduled for delivery in FY2015.
- In FY2008, the CHA will also conduct property disposition activity at Lawndale Complex, where the CHA anticipates entering into a ground lease or passing title to the land. These transactions are essential for the CHA to complete the development plans approved by HUD.

Lawndale Complex Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2007*	Units Under Construction FY2008	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	0	50	0	0	50

\*Includes units projected by year end FY2007.

**MTW Statutory Objective I:  
Chapter 1. Public Housing Revitalization**

**LeClaire Courts Extension**

Street Boundaries: 42<sup>nd</sup>/Laramie/44<sup>th</sup>/Cicero

IL Number: IL002015

- The CHA anticipates providing 300 public housing units at LeClaire Courts Extension.
- The Chicago Department of Planning and Development will work with the CHA throughout FY2008 to establish a tax increment finance district for the LeClaire Courts Extension redevelopment.
- Currently, there are no demolition or disposition activities or real estate transaction closings scheduled for FY2008.

**LeClaire Courts Extension Public Housing Unit Delivery Plan**

<b>Total Planned Units</b>	<b>Units Delivered Through FY2007*</b>	<b>Units Under Construction FY2008</b>	<b>FY2008 Planned Units</b>	<b>FY2009 Planned Units</b>	<b>FY2010 Planned Units</b>	<b>FY2011 Planned Units</b>	<b>FY2012 Planned Units</b>	<b>FY2013 Planned Units</b>	<b>FY2014 Planned Units</b>	<b>FY2015 Planned Units</b>
300	0	0	0	0	50	25	0	75	75	75

*\*Includes units projected by year end FY2007.*

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### SENIOR, SCATTERED SITE, AND FAMILY HOUSING REHABILITATION



Scattered site housing is indistinguishable from the surrounding market-rate homes.

In furtherance of the Plan for Transformation, the CHA will continue to rehabilitate senior designated, scattered site, and family housing properties in FY2008 to create revitalized public housing developments. Part of the rehabilitation plans for FY2008 includes making modifications to units and common areas to ensure compliance with all applicable accessibility requirements. There will also be extensive improvements made to building exteriors, landscaping, and common areas, such as the entryways of many buildings. In

FY2008, the CHA will also work on landscaping at Altgeld Gardens, Bridgeport Homes, Dearborn Homes, Frances Cabrini Rowhouses, Lawndale Gardens, Washington Park Low-Rises, and several scattered site properties.

During the rehabilitation process the CHA works to create a smooth transition for the residents of each development to temporary or permanent housing and strives to minimize the effects of construction. The CHA will take into consideration available federal and private funding while determining the plans for rehabilitation. The CHA will continue to work with residents, City of Chicago departments, sister agencies, local community members, and private organizations in order to make the rehabilitation process a success.

The CHA will also work with City of Chicago agencies such as the Bureau of Electricity and the Chicago Department of Transportation to coordinate infrastructure improvements, such as the provision of new street lights and sidewalks throughout many rehabilitated CHA developments. In addition, the CHA will work with the Chicago Transit Authority and the Illinois Department of Transportation to either sell portions of its land or grant easements to its land in order to accommodate infrastructure improvements.

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

The CHA is making a positive impact on MTW Statutory Objective I through its rehabilitation efforts. By restoring deteriorated CHA public housing and revitalizing both the quality of its public housing stock and improving the safety of the neighborhoods in which CHA residents reside, the CHA is thereby increasing not only the interest in, but the availability of housing choices for low-income families in conformance with MTW Statutory Objective I.

### **Senior Designated Housing Property Rehabilitation**

The CHA has completed rehabilitation of the vast majority of its senior designated housing properties. Several of the senior designated housing properties that still need to be rehabilitated will require the CHA to install new kitchens and bathrooms as well as upgrade flooring, interior doors, and electrical systems. The common areas of the senior designated housing properties will also see improvements, which will feature updated laundry rooms, new mailboxes, and new flooring throughout the buildings.



The CHA has completely rehabilitated the majority of its senior designated housing properties.

The CHA will continue to work with HUD in creating a senior designated housing property rehabilitation funding strategy that uses public housing subsidies, Low-Income Housing Tax Credits, and/or project-based voucher subsidies to further rehabilitation projects. The funding strategy allows the CHA to work towards two of the MTW Statutory Objectives: increasing housing choices for low-income families, as well as reducing costs in federal expenditures. Through this innovative funding strategy, the CHA will literally be able to open more doors to low-income families.

One rehabilitation project currently underway is at Flannery Apartments, where 98 units are scheduled to be delivered by the end of FY2007 and the remaining 27 units have an anticipated delivery in FY2008. In addition, the CHA is working on a project at Larrabee Apartments that encompasses the renovation of 83 units in FY2008 for seniors, which will include rehabilitating units that will comply with all applicable accessibility requirements.

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

In FY2008, the CHA will conduct property disposition activity at two senior designated housing properties: Britton Budd Senior Apartments and Midwest Terrace. These transactions are essential for the CHA to complete the development plans approved by HUD.

Britton Budd Senior Apartments is a historical 11-story tower building. Upon completion, Britton Budd Senior Apartments will be comprised of 173 public housing units. Construction at Britton Budd Senior Apartments is planned to begin in FY2008 and unit delivery is planned for FY2009. The CHA plans to revitalize this senior designated building through several financial methods. A private investment will be made in the building through tax credit investor equity. The CHA will issue tax exempt bonds, which will allow the Chicago Department of Housing to provide four percent Low Income Housing Tax Credits. Britton Budd Senior Apartments is also eligible for Historic Tax Credits and has received its Part 2 approval from the National Park Services, which was processed through the Illinois Historic Preservation Agency (IHDA). An application will be submitted to IHDA for a Trust Fund loan.

### Scattered Site Housing Rehabilitation



The CHA continues to work on improving the curb appeal of its revitalized scattered site properties.

The CHA scattered site properties are divided into five regions: North Central, Northeast, Southeast, Southwest, and West. Scattered site construction activity for FY2008 will primarily consist of general site work, which includes the replacement of: porches, major equipment, exterior tuck pointing, and gutter/down spouts at designated sites. The CHA will coordinate with the architect to generate the scope necessary to complete additional construction and landscaping activities. Together, the CHA and the architect will complete final construction

and landscaping using Indefinite Delivery/Indefinite Quantity (IDIQ) General Contracting Methods, which provide for an indefinite quantity of supplies or services during a fixed period of time. There is no disposition activity planned for any scattered site public housing properties in FY2008.

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### Family Housing Rehabilitation

The CHA plans to rehabilitate 502 family housing units in FY2008. As part of the rehabilitation plans, the CHA will focus on updating individual units, as well as improving building exteriors and common areas. In order to accommodate all individuals, part of the rehabilitation will include making units and common areas accessible or adaptable for individuals with disabilities.



Rehabilitated family properties include substantially upgraded kitchens with new energy efficient appliances.



MTW Statutory Objective I:  
Chapter 1. Public Housing Revitalization

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**

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### Altgeld Gardens and Phillip Murray Homes

Street Boundaries: St. Lawrence/130<sup>th</sup>/Doty/133<sup>rd</sup>  
IL Numbers: IL002007, IL002011



Great strides have been made rehabilitating Altgeld Gardens and Phillip Murray Homes. In FY2007 314 units were under construction.

- The rehabilitation of Altgeld Gardens and Phillip Murray Homes is subdivided into eight phases.
- Phase 1 and Phase 2 at Phillip Murray Homes were completed in FY2007.
- Construction on Phase 3 of Altgeld Gardens Homes is scheduled to commence in early FY2008.
- The CHA's goal is to complete 132 units along with one additional laundry facility in FY2008.
- Rehabilitation plans include renovating units and common areas, as well as improving building systems. Unit renovations will provide new bathtubs,

toilets, sinks, kitchen cabinetry, lighting fixtures, and central heat and air. Exterior improvements will be highlighted by repaved parking lots, courtyards, patios, play lots, landscaping with generous green space, and additional site/building lighting. The CHA is also replacing windows, doors, and placing/repairing new canopies above each front door.

Altgeld Gardens and Phillip Murray Homes Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2007*	Units Under Construction FY2008	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	701	132	132	200	200	200	200	272	93	0

\*Includes units projected by year end FY2007.

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### Bridgeport Homes

Street Boundaries: Lituanica/31<sup>st</sup>/Halsted/32<sup>nd</sup>  
IL Numbers: IL002004, IL002042C

- The CHA will complete the rehabilitation of Bridgeport Homes in FY2008. The final 19 units will be delivered throughout the year.
- Given that Bridgeport Homes is close to completion, the CHA has been able to determine that 111 units will be rehabilitated, four more than originally anticipated.
- The updated units will feature upgraded kitchen cabinets and appliances, bathroom fixtures, interior doors, closet doors, and air conditioning.
- The CHA will also renovate building exteriors, repair facades, upgrade electrical, plumbing, and heating systems.



The rehabilitation of Bridgeport Homes will be complete in FY2008.

**Bridgeport Homes Unit Delivery Plan**

Total Number of Units to be Rehabilitated	Units Delivered Through FY2007*	Units Under Construction FY2008	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
111	92	19	19	0	0	0	0	0	0	0

\*Includes units projected by year end FY2007.

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### Dearborn Homes

Street Boundaries: 30<sup>th</sup>/Federal/27<sup>th</sup>/State  
IL Number: IL002009



Rehabilitation of Dearborn Homes is well underway, with 78 units completed by the end of FY2007.

- Originally, the CHA planned to only bring 400 units of rehabilitated public housing back to the site. Projected unit delivery for Dearborn Homes at the end of the Plan for Transformation was increased to 660 units in FY2007.
- Dearborn Homes is comprised of 16 mid-rise, six- and nine-story buildings, which are located on a 16.2 acre site in the Douglas community.
- Construction of three buildings will begin in first quarter FY2008.
- 124 units at 2931 S. Federal, 2930 S. Dearborn, and 2710 S. State are planned to be delivered by the end of FY2008.

Dearborn Homes Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2007*	Units Under Construction FY2008	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
660	78	124	124	120	120	120	98	0	0	0

\*Includes units projected by year end FY2007.

**MTW Statutory Objective I:  
Chapter 1. Public Housing Revitalization**

**Frances Cabrini Rowhouses**

Street Boundaries: Chicago/Hudson/Oak/Larrabee

IL Number: N/A

- Infrastructure work for Frances Cabrini Rowhouses began in FY2007.
- The building renovation package was released during the fourth quarter 2007. The package includes plans for the interior and exterior rehabilitation of 100 units.
- The CHA anticipates that FY2008 construction will include the completion of 100 public housing units.

**Frances Cabrini Rowhouses Unit Delivery Plan**

Total Number of Units to be Rehabilitated	Units Delivered Through FY2007*	Units Under Construction FY2008	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	100	100	100	100	100	100	86	0	0

*\*Includes units projected by year end FY2007.*

**MTW Statutory Objective I:  
Chapter 1. Public Housing Revitalization**

**Harold Ickes Homes**

Street Boundaries: Cermak/State/25<sup>th</sup>/Federal  
IL Number: IL002016



- Planning for the revitalization of Harold Ickes Homes will continue in FY2008, and the CHA will discuss alternative methods for revitalization.
- The CHA anticipates delivering 312 public housing units at Harold Ickes Homes by the end of the Plan for Transformation.

Residents of Harold Ickes Homes will continue to benefit from the significant revitalization of the surrounding community. There are new businesses, schools, and the revitalized Hilliard Towers Apartments within walking distance.

**Harold Ickes Homes Unit Delivery Plan**

Total Number of Units to be Rehabilitated	Units Delivered Through FY2007*	Units Under Construction FY2008	FY2008 Planned Units	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
312	0	0	0	0	0	104	0	104	0	104

*\*Includes units projected by year end FY2007.*

**MTW Statutory Objective I:  
Chapter 1. Public Housing Revitalization**

**Lake Parc Place**

Street Boundaries: Oakwood/Lake Park/40<sup>th</sup>/Oakenwald  
IL Numbers: IL002014, IL002026

- The CHA completed the renovation of Lake Parc Place in FY2004 and will continue to lease and maintain this property throughout FY2008.
- Lake Parc Place’s close proximity to both 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.



Public housing residents in Chicago have the opportunity to live in Lake Parc Place, a newly rehabilitated property located steps away from Lake Michigan.

**Lake Parc Place Unit Delivery Plan**

Total Number of Units to be Rehabilitated	Units Delivered Through FY2007*	Units Under Construction FY2008	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

*\*Includes units projected by year end FY2007.*

**MTW Statutory Objective I:  
Chapter 1. Public Housing Revitalization**

**Lawndale Gardens**

Street Boundaries: California/26<sup>th</sup>/Washtenaw/25<sup>th</sup>  
IL Number: IL002005



Over half of the units to be delivered by the end of the Plan will be completely rehabilitated by the end of FY2007. The rest will be completed in FY2008.

- Rehabilitation of Lawndale Gardens began in FY2007, when the first 62 units were delivered.
- The improved units offer residents upgraded kitchen cabinets and new appliances, bathroom fixtures, interior doors, closet doors, and air conditioning.
- The CHA plans to renovate building exteriors, repair façades, as well as upgrade the electrical, plumbing, and heating systems.
- Sixty-one (61) public housing units will be completed in FY2008.
- In order to create accessible units for persons with disabilities, some units will be combined.

**Lawndale Gardens Unit Delivery Plan**

Total Number of Units to be Rehabilitated	Units Delivered Through FY2007*	Units Under Construction FY2008	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	62	61	61	0	0	0	0	0	0	0

*\*Includes units projected by year end FY2007.*

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### Lowden Homes

Street Boundaries: Eggleston/95<sup>th</sup> Steet/Wentworth/95<sup>th</sup> Place  
IL Number: IL002013

- Rehabilitation efforts were completed at Lowden Homes in FY2006.
- The 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 CHA will continue to lease and maintain Lowden Homes in FY2008.

#### Lowden Homes Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2007*	Units Under Construction FY2008	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

\*Includes units projected by year end FY2007.

**MTW Statutory Objective I:  
Chapter 1. Public Housing Revitalization**

**Trumbull Park Homes**

Street Boundaries: Oglesby/106<sup>th</sup>/Bensley/104<sup>th</sup>  
IL Number: IL002025

- The CHA concluded unit revitalization of Trumbull Park Homes in late FY2007.
- Renovations to each unit include: new cabinets in the kitchen and bathrooms, new lighting fixtures, new closet doors, and new flooring.
- The CHA improved the plumbing, heating, and electrical systems and installed new entry doors and windows on both the two-story rowhouses and the three story walk-ins.
- The CHA will continue to lease and maintain Trumbull Park Homes in FY2008.



Residents at Trumbull Park Homes, are enjoying substantially rehabilitated units, as well as new sidewalks and picturesque grounds.

**Trumbull Park Homes Unit Delivery Plan**

Total Number of Units to be Rehabilitated	Units Delivered Through FY2007*	Units Under Construction FY2008	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

\*Includes units projected by year end FY2007.

**MTW Statutory Objective I:  
Chapter 1. Public Housing Revitalization**

**Washington Park Low-Rises**

Street Boundaries: Various

IL Number: N/A

- In FY2008, the CHA plans to rehabilitate 66 units at Washington Park Low-Rises, which are located in both the Washington Park and Grand Boulevard communities.
- Rehabilitation work includes: renovated kitchens, bathrooms, interior lighting, expanded closets, roofing, electrical and plumbing upgrades, and landscaping.

**Washington Park Low-Rises Unit Delivery Plan**

<b>Total Number of Units to be Rehabilitated</b>	<b>Units Delivered Through FY2007*</b>	<b>Units Under Construction FY2008</b>	<b>FY2008 Planned Units</b>	<b>FY2009 Planned Units</b>	<b>FY2010 Planned Units</b>	<b>FY2011 Planned Units</b>	<b>FY2012 Planned Units</b>	<b>FY2013 Planned Units</b>	<b>FY2014 Planned Units</b>	<b>FY2015 Planned Units</b>
330	153	66	66	58	53	0	0	0	0	0

*\*Includes units projected by year end FY2007.*

## MTW Statutory Objective I: Chapter 1. Public Housing Revitalization

### Wentworth Gardens

Street Boundaries: Pershing/Princeton/37<sup>th</sup>/Wentworth  
IL Number: IL002008



The substantial rehabilitation of Wentworth Gardens has already been completed.

- The second phase of construction was substantially completed by the end of FY2007.
- Residents of Wentworth Gardens will reap the benefits from the rehabilitation of this development, which include new bathrooms and kitchens inside their unit.
- Site and landscaping work has been done at Wentworth Gardens to beautify the development.
- The CHA will lease and maintain the rehabilitated units that are ready for occupancy.

Wentworth Gardens Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2007*	Units Under Construction FY2008	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	344	0	0	0	0	0	0	0	0	0

\*Includes units projected by year end FY2007.



**MTW Statutory Objective I:**  
*Chapter 2. Operating Information -  
Public Housing*

## MTW Statutory Objective I: Chapter 2. Operating Information – Public Housing

During FY2008, the CHA will make efforts to meet MTW Statutory Objective I set forth by HUD to increase housing choices for low-income families. Two ways in which the CHA will reach the objective are by 1) strictly enforcing property management companies' contracts, and 2) by helping residents make informed decisions on their permanent housing choices through the Housing Choice Survey Process, the Housing Offer Process/Replacement Housing Information Sessions and Relocation Fairs, and the Relocation Management Tracking System. The CHA will also further MTW Statutory Objective I by stepping up its leasing efforts at senior designated housing properties and by increasing the CHA's marketing reach to attract applicants to senior designated housing. The CHA will continue to give residents and applicants with disabilities the opportunity to request reasonable accommodations, thereby making more accessible units available and increasing the number of housing options available to them. The CHA will also continue to focus on creating and maintaining a safe and secure environment for public housing residents. Through the enforcement of resident policies and implementation of security initiatives, the CHA improves the overall quality of public housing in Chicago.

### **CONTRACT ENFORCEMENT**

Several years ago, the CHA assumed the role of an asset manager, while turning over the daily operations of its properties to property management companies. This change allowed the CHA to more effectively manage its assets while letting the property management companies manage the day-to-day operations of its units and developments. Property management companies must adhere to performance standards and comply with CHA directives as outlined in their performance-based contracts. The CHA Asset Management Department will continue to conduct monthly business meetings with property managers to evaluate and review contract performance and compliance issues. During FY2008, the CHA will continue to assess penalties against property management companies when the CHA finds material non-compliance with property management benchmarks. When applicable, the CHA may issue a 30-day notice of termination or non-renewal.

Pursuant to new operating fund mandates by HUD, the CHA will begin transitioning to a project-based budgeting/accounting (PBBA) system in FY2008. Adjustments will be made to property management companies' performance-based contracts to comply with new PBBA reporting requirements instituted by HUD. Also, performance-based contracts will be revised to include a "blended management" approach at senior designated housing properties. The property managers will take on both traditional aspects of property management (i.e. property maintenance, rent

**MTW Statutory Objective I:  
Chapter 2. Operating Information – Public Housing**

collection, and lease enforcement), as well as a social services component by employing Resident Services Coordinators (RSC) who will work directly with residents to improve their ability to be self-sufficient. (See MTW Statutory Objective II: Chapter 3. Social Services for more information on RSC, and see MTW Statutory Objective III: Chapter 3. Resource Development and Project-Based Budgeting and Accounting for more information on how the CHA will implement PBBA.)

**PROPERTY MANAGEMENT BENCHMARKS**

The CHA and HUD have established ten benchmarks that each property management company must adhere to in order to maintain units and buildings in quality condition. The benchmarks include property management initiatives that range from timely completing emergency work orders to timely conducting unit inspections. The Property Management Benchmarks are as follows:

<b>Property Management Benchmarks</b>	
<b>Category</b>	<b>FY2008 Benchmark</b>
Emergency Work Orders	Complete 100% of emergency orders within 24 hours. Emergency work orders are issued for deficiencies that present an immediate danger or hazard to person(s) or property.
Non-Emergency Work Orders	Complete non-emergency work orders at each family and senior development within 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 FY2008. However, due to pending rehabilitation or demolition, some work orders may be deferred for modernization.
Outstanding Re-examinations	100% of the required re-examinations will be completed in FY2008.
Rent Collections	At least 98% of the rent billed in FY2008 will be collected or referred for legal review. As residents relocate, any outstanding balances are transferred to the receiving property, which negatively impacts the receiving property's financials.
Income Verification	Reduce income verification errors by 80% of FY2007 levels. Ten percent (10%) of the files at each site will be reviewed, and where deficiencies are noted, an action plan will be instituted to bring the site into full compliance.  To ensure that property managers conduct income verification appropriately, the CHA Asset Management Department will introduce a new Property Management Procedural Manual and retrain property managers on the verification process. CHA quality control specialists will audit five percent of the resident file folders to ensure that property managers follow the income verification process.
Rent Calculation	Reduce income verification errors by 80% of FY2007 levels. Ten percent (10%) of the files at each site will be reviewed, and where deficiencies are noted, an action plan will be instituted to bring the site into full compliance. The CHA requires that all personnel responsible for calculating rent must be certified to perform rent calculations. CHA quality control specialists will audit re-examination files to ensure that property management staff correctly calculate rent.
Unit Inspections	Inspect 100% of units annually.

**MTW Statutory Objective I:  
Chapter 2. Operating Information – Public Housing**

<b>Property management Benchmarks</b>	
<b>Category</b>	<b>FY2008 Benchmark</b>
Building System Inspections	Inspect 100% of buildings systems annually.
Vacant Unit Turnaround	The CHA will track turnaround time for vacant units in rehabilitated or redeveloped properties. Once an available revitalized unit for leasing becomes vacant, the property management company will promptly place the unit back in to the available housing stock for lease-up within 30 days or less.

The Illinois Carbon Monoxide Alarm Detector Act (Act) requires that homeowners and landlords of dwelling units supply and install carbon monoxide detectors in all buildings containing bedrooms and sleeping facilities. The CHA meets the requirements of the Act by ensuring all units have operable carbon monoxide detectors on the date of initiation of a lease. Residents are responsible for testing and maintaining the carbon monoxide detectors, as well as replacing the batteries after the lease commences. Each year during the annual unit inspection, the property manager checks to make sure the carbon monoxide detectors remain operable and provides new batteries if needed at that time.

**LEASE UP OF PUBLIC HOUSING – REVITALIZED FAMILY HOUSING**

The CHA continues to contribute to the extraordinary era of affordable housing development for Chicagoans. Leasing redeveloped mixed-income/mixed-finance communities and rehabilitated family housing properties is one of the primary objectives for the CHA through the Plan for Transformation. As the CHA progresses in the Plan, it will continue to increase housing choices for low-income families by helping residents make informed decisions about their permanent housing choice. These activities assist the CHA in furthering MTW Statutory Objective I. In FY2008 the CHA will continue to support residents through this decision-making process by: enhancing the Housing Offer Process; hosting Housing Offer Process/Replacement Housing Information Sessions and Relocation Fairs; and modifying the Relocation Management Tracking System as needed. Once residents have made their decision about where to live and revitalized units become ready for occupancy, the CHA will move families into their permanent housing and fulfill their rights under the CHA Leaseholder Housing Choice and Relocation Rights Contract (Relocation Rights Contract). 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.

## MTW Statutory Objective I: Chapter 2. Operating Information – Public Housing

### **Housing Choice Survey**

When the CHA made plans to rehabilitate or redevelop Chicago's public housing, the CHA realized there was a need to allow residents to indicate a preference for their permanent housing. The Housing Choice Survey (HCS) process was created to capture where lease-compliant residents would like to live when revitalization under the Plan is complete. The housing choice surveys will be updated in FY2008 to enhance the CHA's ability to coordinate residents' preferences with unit availability whenever possible. During FY2008, CHA staff will work closely with residents to ensure that they fully understand their permanent housing options before indicating their preference. The CHA Resident Services Department will continue to hold individual HCS reviews to update housing preferences.

### **Housing Offer Process/Replacement Housing Information Sessions & Relocation Fairs**

Residents are informed about their housing choices through the Housing Offer Process (HOP)/Replacement Housing Information Sessions and Relocation Fairs. The CHA plans on hosting 16 HOP/Replacement Housing Information Sessions and 12 Relocation Fairs during FY2008. HOP/Replacement Housing Information Sessions are held for specific new mixed-income/mixed-finance communities that will deliver units shortly. The CHA will host HOP/Replacement Housing Information Sessions for: Roosevelt Square Phase II Rental (ABLA); River Village Pointe, Parkside of Old Town Phase I Rental, and 825 N. Hudson (Frances Cabrini Extension North); Westhaven Park (Governor Henry Horner Homes); and Legends South Phase C-2 (Robert Taylor Homes). The anticipated impact of these site-specific sessions is that residents will learn about revitalized properties and communities, as well as the services available to them during the relocation process.

Relocation Fairs will take place at the following properties: Altgeld Gardens and Phillip Murray Homes, Frances Cabrini Rowhouses, Dearborn Homes, Harold Ickes Homes, Lawndale Gardens, and Washington Park Low-Rises. Relocation Fairs will occur twice at each site in FY2008. Relocation Fairs are directly related to MTW Statutory Objective I of increasing housing choices for low-income families because families scheduled to undergo relocation will have the opportunity to learn about the move-out and move-in processes and receive adequate information about housing opportunities, and therefore they will be able to make meaningful choices in housing.

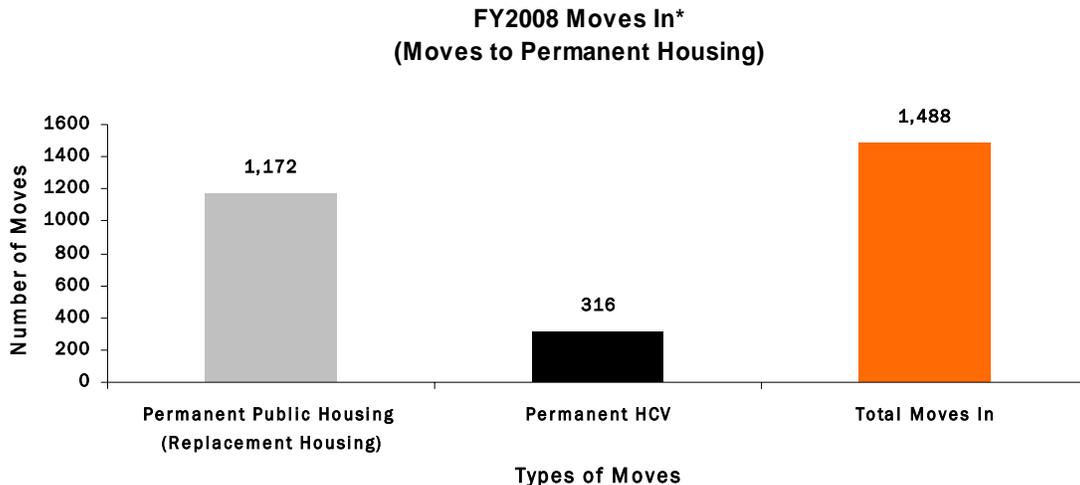
## MTW Statutory Objective I: Chapter 2. Operating Information – Public Housing

### Relocation Management Tracking System

Through the use of the Relocation Management Tracking System (RMTS) the CHA works to increase housing choices for low-income families and helps the CHA to meet MTW Statutory Objective I of increasing housing choices for low-income families. RMTS is an integrated reporting system that allows the CHA to manage the vast relocation process. The system provides the following functions: resident housing choice selection, monitor resident notification distribution, supplementary relocation-related data, and standard report creation.

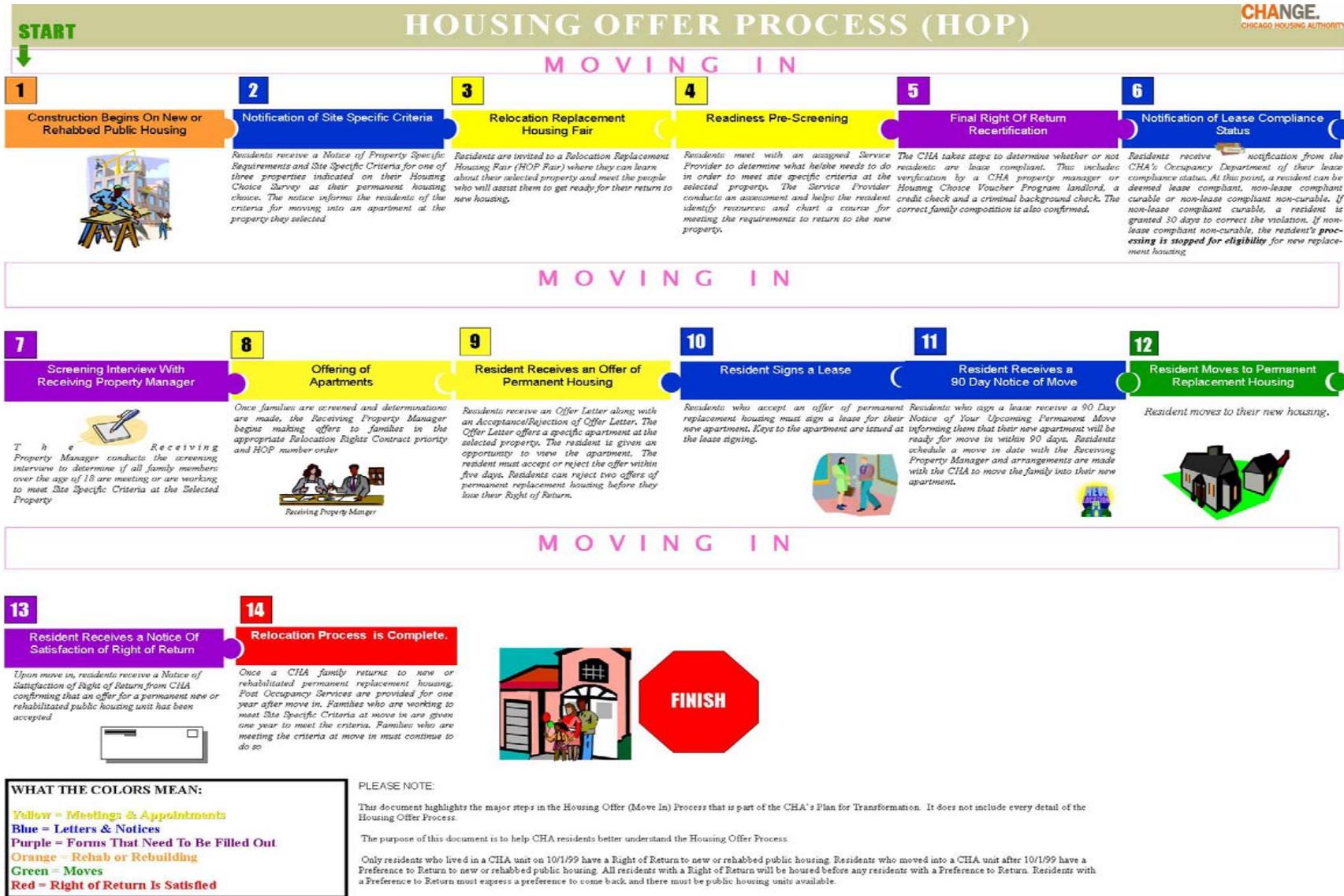
### Move Activity

Families may choose to move permanently to a newly rehabilitated or redeveloped public housing unit or take permanent residence with a HCV in the private market. Residents move to their new permanent housing on their move-in date. After the move, they receive a Notice of Satisfaction of the Right to Return, which affirms that the unit has been accepted. Supportive services are offered to residents to help with the transition and to aid families in continuing to meet the site-specific admissions criteria. In FY2008, the CHA anticipates that 1,488 families will move in to permanent housing.



\*Based upon information entered into the Relocation Management Tracking System as of August 2007.

# CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE



## MTW Statutory Objective I: Chapter 2. Operating Information – Public Housing

### **LEASE-UP OF PUBLIC HOUSING - REHABILITATED SENIOR DESIGNATED HOUSING PROPERTIES**

The FY2007 Admissions and Continued Occupancy Policy (ACOP) will be implemented in FY2008. The FY2007 ACOP will improve and assist in the lease-up efforts of senior designated housing units. In meeting MTW Statutory Objective I to increase housing choices for low-income families, the CHA plans to increase the results of its leasing efforts at senior designated properties. 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 housing property, though individuals age 60 years or older may fill out an application and be placed on a senior site-based wait list. (See Appendix 14: Senior Designated Housing Plan for more information.)

In FY2008, the CHA is increasing its marketing reach through radio and print media ad campaigns to attract new applicants for senior designated housing properties. The CHA launched a radio advertising campaign on three stations with a large number of listeners in the neighborhoods where buildings with vacancies are located. In addition to advertising campaigns, the CHA is implementing lease incentive programs such as rent credits and gift certificates to local merchants to stimulate interest. By expanding marketing efforts, the CHA anticipates to receive and enter approximately 5,200 senior applications during FY2008.

New initiatives planned for FY2008 will support CHA's effort to increase the occupancy rates at senior designated housing properties and increase housing choices for low-income seniors to keep in line with MTW Statutory Objective I. In FY2008, the CHA will continue to develop initiatives that will allow it to manage applicant data in a more systematic and efficient manner, while simultaneously improving customer service. The CHA plans to implement the use of



In FY2008, the CHA will continue to promote lease-up at its newly rehabilitated senior designated housing properties.

kiosks, where applicants to senior designated housing properties will be able to access information regarding the application process, update their application, and find out their wait list status. The CHA will also develop specifications for better housing management software reports, which will allow the CHA to analyze various data and trends in a more comprehensive manner. These improved

MTW Statutory Objective I:  
Chapter 2. Operating Information – Public Housing

reports will identify leasing issues associated at both the portfolios and properties, and identify opportunities for automating procedures that are currently done manually.

**REASONABLE ACCOMMODATIONS AND UNIT ACCESSIBILITY**

The federal Fair Housing Act<sup>1</sup> and federal, state and local equal opportunity regulations prohibit discrimination in housing on the basis of race, color, national origin, religion, sex, sexual orientation, familial status, and disability. One type of discrimination prohibited by the federal regulations is the refusal to make reasonable accommodations in rules, policies, practices, or services when an accommodation may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. These federal regulations provide technical assistance regarding the rights and responsibilities of persons with disabilities and housing providers relating to reasonable

accommodations, and the definition used to determine program eligibility.



Persons with disabilities living in CHA housing may request a reasonable accommodation to assist in the use and enjoyment of their dwelling unit.

As part of its fulfillment of MTW Statutory Objective I to increase housing choices the CHA will continue to give residents and applicants the opportunity to request reasonable accommodations during FY2008. To ensure that all applicants and residents with disabilities understand their rights and responsibilities within public housing, all applicants receive a comprehensive guide to reasonable accommodations at the time of application and all residents receive the guide during their annual re-examination. The

CHA’s reasonable accommodations policy is also stated in the CHA Residential Lease Agreement (Lease) and ACOP. Additionally, information sheets on the federal Fair Housing Act and Section 504 of the Rehabilitation Act of 1973 will continue to be attached to each resident’s Lease and to the application packets distributed to applicants.

<sup>1</sup> Title VIII of the Civil Rights Act of 1968 (the Fair Housing Act) as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. § 3601, et seq.

## MTW Statutory Objective I: Chapter 2. Operating Information – Public Housing

The ADA/Section 504 Compliance Department (ADA Department) will continue to host monthly Equal Access Advisory Meetings throughout FY2008. Invited participants will include individuals who have identified themselves as persons with disabilities and are interested in being a representative for other residents at their properties. All property managers will receive flyers about the Equal Access Advisory Committee and meetings to post in their lobbies, management offices, and at all Local Advisory Council presidents' offices.

In keeping in accordance with MTW Statutory Objective I and to provide more housing options for people with disabilities, the CHA committed to exceed the five percent and two percent accessible unit requirement. The CHA established its own benchmarks to revitalize 5.3% of new units as accessible to individuals with mobility impairments, and 2.1% as accessible to individuals with sensory impairments. During FY2008, the ADA Department will continue to work with an external architectural firm and contractors to inspect newly redeveloped and rehabilitated accessible units. Contractors will inspect accessible units for compliance with federal, state, and City of Chicago accessibility requirements at both 50% and 95% construction completion. In an effort to fully comply with MTW Statutory Objective I and increase housing for people with disabilities, the CHA will also continue to contract with an independent third-party architectural firm to conduct a quality control/assessment to verify full compliance of designated accessible units with Section 504 of the Rehabilitation Act of 1973 Uniform Federal Accessibility Standards (UFAS). Finally, the ADA Department will continue to work with the CHA's asset managers, property managers, and relocation staff to ensure that vacant units are not only leased-up, but are also occupied by eligible individuals with disabilities.

### **Resident Policies**

The FY2007 ACOP governs admission to and occupancy at public housing properties owned by the CHA. This policy neither applies to public housing units in mixed-income/mixed-finance communities with site-specific tenant/resident selection plans nor to city-state or tax credit properties. As an on-going MTW activity, these policies are continually reviewed by the CHA to ensure compatibility with the operational needs of the redevelopment, rehabilitation, and relocation processes, as well as compliance with applicable local, state, and federal laws. The policies clearly set forth the CHA's expectations for residents while they are living in a public housing unit. In FY2007, the CHA revised the FY2005 ACOP, Lease, and Pet Policy and Pet Ownership Procedure (Pet Policy) to:

## MTW Statutory Objective I: Chapter 2. Operating Information – Public Housing

- Adopt or change practices that required policy changes;
- Codify policies; and
- Add or update policies to stay in compliance with federal, state, and local laws.

The revised documents are known as the FY2007 ACOP, the FY2007 Lease, and the FY2007 Pet Policy.

All residents must do their part in the Plan for Transformation by actively adhering to policies and procedures that the CHA and HUD deem necessary to complete the Plan. The CHA anticipates that the impact of the revised ACOP, Lease, and Pet Policy on MTW Statutory Objective I will be that law-abiding low-income residents will remain eligible to live in public housing resulting in increased housing.

Following a 30-day public comment period and consideration of comments, the FY2007 ACOP, FY2007 Lease, and FY2007 Pet Policy were presented to the CHA Board of Commissioners for approval. The CHA will implement these new policies in FY2008. Below are brief highlights of some of the revisions. To review all changes in detail, please refer to the FY2007 ACOP, FY2007 Lease, and FY2007 Pet Policy.

### *Reasonable Accommodations*

- As stipulated by the CHA and HUD, a qualified resident with a disability may request a reasonable accommodation up until the time that the resident is forcibly evicted from the unit or voluntarily vacates.

### *Limited English Proficiency*

- An applicant or resident who does not speak English as their primary language and who has a limited ability to read, write, speak, or understand English can be defined as Limited English Proficient, or “LEP,” and may be entitled to language assistance with respect to a particular type of service, benefit, or encounter.

### *Violence Against Women Act*

- Both applicants and residents who are victims of domestic violence, sexual violence, dating violence, or stalking may provide incomplete rental and employment histories when requested, when it would jeopardize their own safety or the safety of a household member. Residents requesting lease termination, unit transfers or improvements, which are necessitated by acts of domestic violence, sexual violence, dating violence, or stalking will be deemed lease compliant and have their needs considered in a timely manner.

## MTW Statutory Objective I: Chapter 2. Operating Information – Public Housing

### *Sex Offenders*

- The CHA will prohibit the admission and the continued occupancy of any household member that has ever been convicted of a crime that required them to register on any State sex offender registration program.

### *Convictions Relating to Methamphetamine*

- The CHA will reject applicants and will not renew the lease of a head of household's lease if it can document via police arrest and/or conviction documentation that any household member has ever been convicted of manufacturing methamphetamine on any premises, not just on the premises of federally-assisted housing as stated in the current ACOP.

### *Crimes of Violence*

- The CHA rejects applicants if any household member has a criminal history in the past three years that involves crimes of violence to persons or property as documented by police arrest and/or conviction documentation. The CHA added the following examples of crimes of violence to the FY2007 ACOP: stalking, kidnapping, terrorism, and manufacture, possession, transporting, or receiving explosives.

### *Reduction in Options for Senior Site-Based Wait Lists*

- Applicants to senior site-based wait lists will now only be able to make one site selection when applying for senior designated housing properties, or they may choose the first available unit.

### *Unit Refusal Without Good Cause/Senior Site-Based Wait Lists*

- If an applicant on a senior site-based wait list refuses a unit offer without good cause then the applicant's name will be dropped to the bottom of the wait list for that site.

### *Addition of Policy on Housekeeping Orientation*

- Residents shall complete a home maintenance/housekeeping orientation prior to move-in.

### *Security Deposits*

- For new residents, the security deposit shall be based on one month's worth of income or flat rent. The resident may pay the security deposit in one lump sum or spread it out over three payments during the first three months of tenancy.
- If a resident transfers from one unit to the other and the security deposit increases, the resident will pay the difference in the security deposit at the time of move in.

### *Extended Absence Policy*

- Although a resident continues to pay rent and utilities, a resident may not be absent from his/her unit for longer than 90 consecutive days, or 180 days if the absence is due to verified medical reasons, without losing his/her rights of tenancy. A resident who plans to be absent from his/her unit for longer than 90 days must inform his/her property manager to avoid lease termination.
- A resident may request in writing to have a longer absence. These requests will be evaluated on a case by case basis and approved at the discretion of the CHA.

## MTW Statutory Objective I: Chapter 2. Operating Information – Public Housing

- If the resident exceeds the limit for his or her absence, property management will take appropriate legal action, including lease termination and eviction.

### *Live-in Aide*

- A resident may request that the CHA add a live-in aide to the lease. The resident must provide documentation from a knowledgeable professional that a live-in aide is essential to the care of a resident.
- The CHA added to the policy that the CHA may deny a resident's request for a specific person to serve as a live-in aide. The CHA may determine that a specific person cannot serve as a live-in aide for failure to pass applicant screening.
- When reviewing a request to add a live-in aide, the CHA will also consider: 1) verification of need; 2) whether the person who will perform the duties of the live-in aide is qualified and able to perform the duties; and 3) the live-in aide's prior federally-subsidized housing history, if applicable.
- A live-in aide is not required to share a bedroom with other members of the household and may be assigned to his/her own bedroom.

### *Visitors*

- A guest may visit for a total of 30 calendar days in any 12-month period; however, no visit may exceed seven consecutive days.

### *Administrative Transfers in Senior Designated Housing Properties*

- Non-elderly family members that were in residency at senior designated housing properties on March 14, 2005 have a right to remain in the unit as a remaining family member upon the death of the elderly family's head of household or co-head of household. There is a mandatory transfer for non-elderly residents after the death of the elderly family's head of household or co-head of household if the remaining family member(s) was not in residency at the senior designated housing property on the date of the FY2005 designation, or if the non-elderly remaining family member adds a non-elderly person to the household.

### *Background Checks*

- The CHA will conduct background checks on all adult household members age 18 and older during the initial admissions screening, during annual re-examination, and prior to the execution of a transfer.
- Credit checks will be done on all adult members of an applicant family to verify income and determine if the person owes funds to another housing authority for any program, confirm last place of residency specifically in or out of state, and determine if a criminal background check must be conducted in other states where applicant household members have resided.

### *Unit Refusal Without Good Cause/Community-Wide Wait List*

- If an applicant on the community-wide (traditional family) wait list refuses a unit offer without good cause then the applicant's name will be removed from the community-wide wait list.

### *Continued Occupancy*

The CHA added the following requirements for continued occupancy:

## MTW Statutory Objective I: Chapter 2. Operating Information – Public Housing

- The CHA will not evict a family for being over the income limit for public housing if the family currently receives an earned income disallowance or has a valid contract for participation in a Family Self-Sufficiency Program.
- All school age children must attend school on a regular basis and in accordance with local school board policies and state law. Residents shall also provide the CHA with releases and authority so that the CHA can inquire into the attendance of any school age child in their household.
- A resident must continue to demonstrate that they are suitable based on satisfactory behavior as a renter including but not limited to: housekeeping performance; timely rent payment; satisfactory record of lease compliance; and acceptable criminal background record. Residents found to be ineligible during re-examination will be subject to lease termination.

### *Unit Maintenance and Inspections*

- Residents are responsible for maintaining their unit in a safe, decent, and habitable condition. Property management will conduct annual inspections to ensure that households are maintaining their dwelling units and areas assigned to the household, such as the yard or balcony, in a safe and sanitary condition. Residents will not be held responsible for normal wear and tear.
- When housekeeping is a problem, the CHA will notify the resident in writing of the housekeeping violation(s) and identify the measures and time period necessary to cure the unsatisfactory conditions. The resident will be required to complete the home maintenance/housekeeping orientation again, as well as pay fines in accordance with the charge sheet and/or fine schedule for repairs, maintenance, and housekeeping.
- At the end of the 30-day cure period, the CHA will conduct an interim inspection as a follow-up to any housekeeping violations. If the housekeeping violation has not been resolved by the end of the 30 calendar days or the established cure time period, the CHA may proceed with lease termination.

### *Errors During Re-examination*

- When the CHA makes a rent calculation error and it causes the household's rent to be too low, any increase in rent will go into effect the first day of the second month after the CHA error is discovered and proper notice of the rent increase is provided to the household. If the CHA's rent calculation error resulted in an overpayment by the resident, the resident has the choice between a refund for the overpayment or a credit to their account.

### *Rent Repayment Plans*

- Residents may enter into a rent repayment plan once per each 12 consecutive month period. The repayment plan may not cause the total rent payment to be more than 50% of the adjusted income for any month.

### *Minimum Rent*

- Minimum rent is \$75.00 for family, senior designated, and scattered site housing.

## MTW Statutory Objective I: Chapter 2. Operating Information – Public Housing

### *Utilities Policy*

- Utility connections must be in a consenting adult family member's name who resides in the unit; it no longer must only be in the head or co-head of household's name.

### *Additional Resident Obligations*

The CHA added the following eight obligations to the Lease:

- Residents shall obtain and maintain utility connections, as well as comply with the CHA utilities policy.
- Residents shall immediately notify the CHA of any damage to the dwelling unit.
- Residents shall cure housekeeping violations within 30 calendar days of notice or the established cure period.
- Residents shall ensure that children ages 13 and under are adequately supervised when school is not in session.
- Residents shall pay reasonable charges (other than for normal wear and tear) for the repair of damages to the dwelling unit or to the development (including damages to buildings, facilities, or common areas) caused by the resident, a member of the resident's household, or a guest of the household.
- Residents shall refrain from providing accommodations to boarders or lodgers.
- Residents shall refrain from allowing a CHA-barred individual to visit the unit.

### *Remaining Family Member*

- If the head of household dies, or leaves the unit without housing subsidy assistance, continued occupancy by remaining family members is permissible only if there are one or more family members on the Lease living in the household who can pass the applicant screening and are 18 years of age or older. No remaining family member will be eligible for screening to become the head of household if they have resided in the unit and been on the Lease for less than three years (36 months). If the household member has lived in the unit for more than three years, the household member may become head of household if they have not had any unauthorized extended absences during that time.

### *Affidavit for Residents who Move Out of a Unit*

- Resident authorized members who move out of the dwelling unit, for any reason, shall be reported by the head of household to the CHA in writing within ten calendar days of the occurrence. The resident shall complete a Move-Out Affidavit, which is a written form that states that the person left the household and unit.

### *Community Service/Economic Self-Sufficiency*

- All residents ages 18 and over are required to complete 96 hours of community service per year, by engaging in and providing documentation of eight hours of community service per month. Residents satisfying the CHA Work Requirement are in compliance with the Community Service and Economic Self-Sufficiency Requirement.

## MTW Statutory Objective I: Chapter 2. Operating Information – Public Housing

### *Work Requirement*

- In FY2008, the CHA will embark on a significant enhancement to its Admission and Continued Occupancy Policy through the incorporation of a work requirement for public housing residents. Every adult, age 18 through age 62, is required to be gainfully employed at least 15 hours per week from July 1, 2008 until December 31, 2009 and 20 hours per week for 2010 and on. Residents unable to comply may request a “Safe Harbor” consideration demonstrating that the resident attempted but has been unable to secure work and fulfill the work requirement; however, “Safe Harbor” consideration expires 90 days from approval and requires re-examination to remain in effect.

### *Lease Renewal*

- The CHA will not renew a resident’s lease if they fail to accept the CHA’s offer of a lease modification to an existing lease or a new lease.

### *Lease Termination*

The CHA added the following reasons for lease termination:

- The resident receives three Notices of Lease Termination for late rent payments in one 12-month period.
- After admission, the CHA discovers material facts that would have made the resident ineligible during screening or at re-examination.
- The CHA discovers materially false statements or fraud by the resident in connection with an application for assistance or with re-examination of income.
- The resident allows an unauthorized individual to reside in the unit.
- The resident falsifies documents or provides misleading documents regarding any resident authorized member’s illegal use of a controlled substance, abuse of alcohol, or rehabilitation of illegal drug users or alcohol abusers.
- The resident allows a banned visitor into their unit.
- The resident fails to complete annual re-examination or fails to supply information necessary to complete re-examination.
- The resident fails to sign the required consent forms for the CHA to conduct inquiries into the resident’s background at re-examination.
- The resident violates the CHA Pet Policy or Pet Ownership Procedure.
- The resident is convicted of a crime that requires them to be subject to a lifetime or any registration requirement under any state sex offender registration program.
- The resident and the live-in aide fail to complete and sign the CHA Lease Addendum for Live-In Aides.
- The resident fails to allow the CHA, its agents or contractors, access to the unit after proper notice has been given to the resident.
- The resident and household fails to obtain and/or maintain utility connections.
- The resident or household is over the income limit of the housing program. The CHA will not

## MTW Statutory Objective I: Chapter 2. Operating Information – Public Housing

evict a family for being over the income limit if the family currently receives an earned income disallowance or has a valid contract for participation in a Family Self-Sufficiency Program.

- The resident, any authorized members, guests or persons under the resident's control participates in or causes any incident of actual or threatened domestic violence, dating violence, or stalking. The CHA will not hold the victim of any incident(s) of actual or threatened domestic violence, dating violence, or stalking liable for lease violations.
- Resident households with adult members who are neither exempt nor covered by the Safe Harbor Clause and are not employed on a regular basis as defined by the CHA Work Requirement.

### *New Pet Application Requirements*

- Failure by residents to register their pets with property management and receive approval before the pet is brought onto the premises, is a material violation of the Lease. Residents will not be allowed to apply for pet approval retroactively.

### *Additional Rules for Pet Ownership*

- It is a material violation of the Lease for a resident to neglect, abuse, or abandon any animal or breed any animals on CHA property. If the CHA finds evidence of neglect, abuse, or abandonment of an animal, the CHA may contact the responsible party(s) listed in the registration form of the Alternative Care of Pet Statement and ask that they assume responsibility for the pet.
- Every pet owner will be responsible for proper disposal of fecal waste of their pet in a manner that will not damage or deface the unit or premises. Failure of the pet owner to remove and dispose of pet waste may result in a \$20.00 charge per occurrence.
- While outside the unit, dogs must be kept reigned on a leash no longer than six feet in length.

### *Pet Ownership in Senior Designated Buildings*

- Birds, fish, hamsters, gerbils, guinea pigs, turtles, dogs, and cats are all permitted in senior buildings.

## **SECURITY**

Increasing housing choices for low-income families in a way that meets MTW Statutory Objective I requires the CHA to remain diligent in improving the security of public housing. Property managers, asset managers, criminal activity eviction teams, and Tenant Patrol volunteers will continue to work to implement anti-crime strategies and initiatives. The anticipated impact of the security initiatives in FY2008 on MTW Statutory Objective I is that public housing residents will have increased safe and prosperous housing choices.

For all CHA housing properties, property managers will continue to monitor security systems and

## MTW Statutory Objective I: Chapter 2. Operating Information – Public Housing

attend monthly Chicago Alternative Policing Strategy (CAPS) and other community meetings to discuss and evaluate security measures. To further secure senior designated housing properties, in FY2008, the CHA will install an identification system that logs the government-issued identification of visitors in the building. This will enable property managers to track visitors and unauthorized individuals. In addition, a private security officer will be on-site for at least eight hours per day at each senior designated housing property. Throughout mixed-income/mixed-finance communities, the CHA asset managers will continue to work with condominium associations, developers, and the community-at-large to maximize anti-crime efforts throughout the city of Chicago.

### **Criminal Activity Eviction**

During FY2008, the CHA Criminal Activity Eviction (CAE) Department will continue to obtain arrest reports from the Chicago Police Department (CPD) for incidents occurring on CHA property, as well as arrest reports for crimes committed by public housing residents off CHA premises. Holding residents accountable for their actions on and off CHA property is one measure to ensure that the CHA can continue to provide safe, decent, and secure housing to low-income residents as outlined in MTW Statutory Objective I.

The CAE Department will provide arrest information regarding potential lease violations to property managers based on criminal activity. By sharing information the CHA will continue to ensure that applicable lease terminations for criminal activity are pursued. The CAE Department will set-up a monitoring system whereby property managers must submit monthly reports on the status of all pending lease violation cases for their assigned developments. Once the arrest information is sent to property managers, they are required to serve the resident with a Notice of Eviction and, if necessary, proceed to civil court. The property manager is required to provide the CAE Department with a copy of the eviction complaint filed in court, or a written explanation as to why a case was not filed. Lastly, throughout FY2008 the CAE Department will meet with the Central Advisory Council and other resident groups to explain the process of evictions resulting from criminal actions.

### **Tenant Patrol Program**

In an ongoing effort for continual improvement, the CHA Tenant Patrol Program will be undertaking some noticeable changes in FY2008. Beginning January 1, 2008, the work of the Tenant Patrol participants will be managed by the property management representatives at each participating site

**MTW Statutory Objective I:  
Chapter 2. Operating Information – Public Housing**

and as a result, will be integrated more fully with the overall operations strategy of the property.

As part of this transition, the CHA will roll out an updated program structure, which will provide clearer and more consistent expectations of all volunteer participants. These expectations will include: 1) performing routine patrolling of properties and reporting public safety concerns; 2) monitoring of lobby areas, elevators, and general public areas; 3) conducting school patrol “safety zones” in communities where school patrols are in or adjacent to developments; and 4) maintaining partnerships with Local Advisory Councils, law enforcement entities, and various CHA departments for the purpose of addressing public safety concerns. Tracking and reporting will be an integral component of measuring the program’s success. The revised program will strive to achieve increased consistency in the implementation, increased accountability of the participants, and ultimately a more effective model for improving the overall safety and living conditions of each residential community.

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE



**MTW Statutory Objective I:**  
*Chapter 3. Operating Information -  
Housing Choice Voucher Program*

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## MTW Statutory Objective I:

### Chapter 3. Operating Information – Housing Choice Voucher Program

The Housing Choice Voucher (HCV) Program is an important component in the CHA’s approach to meeting the MTW Statutory Objectives of the MTW Agreement, specifically increasing housing choices for low-income families. Families and individuals in the program contribute up to 30% of their adjusted gross income to rent. The remainder of the fair market rent is paid directly to the landlord by the CHA HCV Program. Therefore, by supplementing the HCV Program participant’s rent contributions, their potential affordable housing options are significantly increased, and MTW Statutory Objective I is being met. In FY2008, the CHA anticipates that over 36,500 families will take part and benefit from the HCV Program.

### MANAGEMENT BENCHMARKS

The HCV Program is the CHA’s largest housing program and requires a considerable amount of time and effort to manage. The CHA’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. Adherence to performance management benchmarks is essential to the CHA’s compliance with MTW Statutory Objective I because the benchmarks are the indicators of performance that show whether the CHA is adequately assisting eligible families afford decent rental units at a reasonable subsidy cost. The FY2008 performance management benchmarks for the HCV Program are listed in the table below.

HCV Program Performance Management Benchmarks	
Category	FY2008 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 CHA 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 FY2008, 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 standards in FY2008.
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.

**MTW Statutory Objective I:  
Chapter 3. Operating Information – Housing Choice Voucher Program**

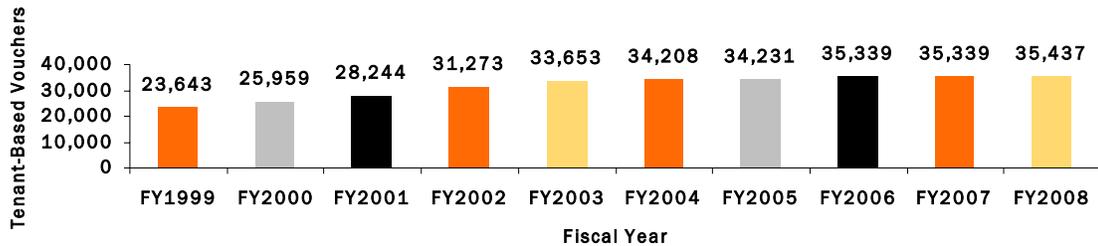
<b>HCV Program Performance Management Benchmarks</b>	
<b>Category</b>	<b>FY2008 Benchmark</b>
Correct Tenant Rent Calculations	Out of the files reviewed in FY2008, at least 98% of participants will have their rent contribution calculated accurately in accordance with their income.
Utility Allowance Schedule	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 FY2008 will be completed.
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 Housing Assistance Payment (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 day 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 by each HQS Quality Control Inspector.

**HOUSING CHOICE VOUCHERS - TENANT-BASED VOUCHER PROGRAM**

As demonstrated by the following chart, the CHA's tenant-based voucher allocation has increased each year since the beginning of the Plan for Transformation. The steady increase in vouchers has in part been caused by the need to support the relocation of public housing families to make way for revitalization. At the end of the Plan, the CHA anticipates that all additional vouchers will be leased to families and individuals on the HCV Wait List. (See MTW Statutory Objective I: Chapter 4. Operating Information – Wait List Information, for more information on the HCV Wait List.) In FY2008, the CHA anticipates that 35,437 tenant-based vouchers will be allocated, and of those, 34,728 will be used by HCV Program participants to lease rental units.

**MTW Statutory Objective I:  
Chapter 3. Operating Information – Housing Choice Voucher Program**

**Housing Choice Voucher Program Growth  
Since the Plan's Inception**



The target lease-up rate for tenant-based vouchers is 98%. The anticipated impact of meeting the target lease-up rate in FY2008 on MTW Statutory Objective I is that available vouchers are being used by families to lease units, thereby increasing the number of low-income families with access to affordable housing. The third-party administrator’s contract is scheduled to expire at the end of FY2007. The CHA anticipates effectuating contract(s) for third-party program administration in FY2008. Prior to implementation, the CHA may experience a temporary reduction in lease-up of vouchers.

**EXPANDING HOUSING OPTIONS FOR HCV PROGRAM PARTICIPANTS WITH DISABILITIES**

The CHA will continue to work with Access Living, an advocacy group that promotes the independence and inclusion of people with disabilities. In FY2008, Access Living will provide training and technical assistance to HCV Program staff, as well as help people with disabilities move out of nursing homes and into private housing using a HCV. As part of the Medicaid Home and Community Based Service Waiver under Section 1915(c) of the Social Security Act<sup>1</sup>, government agencies can provide home and service resources to persons with disabilities to avoid institutionalization.

The CHA has an affirmative duty to assist HCV Program participant families that include an individual with disabilities in finding accessible units. This duty includes recruiting landlords with accessible units, assisting participants in lease negotiations with the landlord if requested, and providing other methods of support in finding the most appropriate unit. The CHA provides a current list of available accessible units in the HCV Program and has enhanced the property listing feature on the website in

<sup>1</sup> 42 U.S.C. § 1396 (1984).

## MTW Statutory Objective I:

### Chapter 3. Operating Information – Housing Choice Voucher Program

order to help participants locate housing that is accessible and appropriate. This feature benefits both HCV Program participants and property owners, as it helps them search for units that fit their budget, bedroom size, and accessibility requirements. As a reasonable accommodation, the time to search for an apartment can be extended for a person with a disability.

Additionally, Access Living will continue to administer the Modification Fund (Fund). The Fund provides HCV Program participants with disabilities with grants up to \$5,000 to underwrite the cost of physical modifications to their building or dwelling unit. In FY2008, the CHA anticipates approximately 100 applications for grants of which 50% will be awarded. The average grant is approximately \$2,700. HCV Program participants may use the grant to: build ramps; install exterior or interior motorized lifts; make bathroom and kitchen modifications; install flashing door bells and/or fire alarms; or put up protective coverings to prevent wheelchair damage to walls. The Fund is also beneficial for landlords because the modifications are of no cost to them and participants who have been able to modify their unit are less likely to move and more likely to be a reliable, stable tenant.

### **HOUSING OPPORTUNITY PROGRAM**

The Housing Opportunity Program relates to MTW Statutory Objective I of increasing housing choices for low-income families, because it informs participating families who are interested in moving from a high-poverty area to an Opportunity Area about their potential housing choices and assists them in making an appropriate housing selection. All 77 community areas in Chicago are ranked one through 77, determined by a variety of characteristics including: poverty rate, employment, education levels, presence of lead-based paint, incidence of crime, and business presence. “Opportunity Areas” are community areas ranked in the top 40.

During FY2008, the Housing Opportunity Program will continue to increase housing choices for low-income families with searching and finding a new home in an Opportunity Area. First, Housing Opportunity Counselors will 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, and once moved in, counselors will continue to work with the family, helping them adjust to their new neighborhood and encourage them to take advantage of the amenities in their new community. The CHA supports families enrolled in the Housing Opportunity Program through a variety of methods, including: distributing maps and neighborhood

## MTW Statutory Objective I:

### Chapter 3. Operating Information – Housing Choice Voucher Program

information; property listing service on the HCV Program website; neighborhood van tours; review of credit report and credit repair counseling; workshops covering related topics such as budgeting and tenant and landlord rights and responsibilities; security deposit assistance; fair housing training; landlord outreach; and by providing transportation to view available units. Weekly Explore Chicago! Tours also are available. The tours introduce Housing Opportunity Program participants to several neighborhoods in one afternoon, helping each narrow their housing search to the areas that are right for them. Tour participants will receive detailed information for each neighborhood visited, highlighting the neighborhood's amenities, such as public transportation, grocery stores, schools, parks, and entertainment venues.

HCV Program participants may decide to enroll in the Housing Opportunity Program after an informational briefing on the program. The CHA estimates that 8,000 families will be briefed on the program in FY2008, of which 1,000 families will enroll. The anticipated impact that the Housing Opportunity Program will have on MTW Statutory Objective I in FY2008 is that ten percent of enrolled families will make a move to an Opportunity Area. Enrolled families may choose to not make a move for several reasons, in particular, many families do not want to move from familiar neighborhoods, family, friends, and support systems since many Opportunity Areas are in neighborhoods that are dramatically different from a family's current location.

### **CHOOSE TO OWN HOME OWNERSHIP PROGRAM**

The Choose to Own Home Ownership Program is another CHA program that aligns with MTW Statutory Objective I by increasing housing choices for low-income families, in particular families who are participating in the HCV Family Self-Sufficiency Program that identify purchasing a home as one of their goals. Through the Choose to Own Home Ownership Program, qualified HCV Program participants may pay their mortgages by applying the amount of money previously used for both the rent and the Housing Assistance Payment (HAP). A HCV Program participant who wants to be admitted to the Choose to Own Home Ownership Program must be in compliance with the rules 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. Furthermore, participating families must contribute a down payment of three percent of the purchase price of a home or condominium.

## MTW Statutory Objective I:

### Chapter 3. Operating Information – Housing Choice Voucher Program



Through the CHA's Choose to Own Home Ownership Program, participants are provided with the tools to achieve their goals of becoming home owners.

The Choose to Own Home Ownership Program is a MTW activity that has a significant impact on MTW Statutory Objective I of increasing housing choices for low-income families, because it has and will continue to give HCV Program participants the tools to purchase a home. More than 200 families have been able to purchase a home through the Choose to Own Home Ownership Program since its inception in FY2002, and in FY2008 the CHA anticipates an additional 40 families will close on homes. Also in FY2008, the CHA plans to enhance the Choose to Own Home

Ownership Program by conducting additional tracking of participants' progress toward increased income, which is essential to their ability to keep up with mortgage payments and prevent foreclosure. HCV Program participants who have purchased a home through the Choose to Own Home Ownership Program will get the benefit of the HAP to subsidize the mortgage payments for a period of up to 15 years. The CHA HCV Program works with homeowners to increase their income so that they will be able to handle the full mortgage payments when that day comes. The CHA will track home owners' efforts in the areas of vocational training, education, and employment to better assist the families' continued efforts at becoming self-sufficient.

The following table outlines FY2008 benchmarks for the Choose to Own Home Ownership Program.

Planned Choose to Own Home Ownership Program FY2008 Activity	
Planned number of applicants to the program	300
Planned number of participants completing pre-purchase counseling	70
Planned number of participants pre-qualified by a lender	50
Planned number of families closing on a home	40

The CHA works to ensure that there is an array of opportunities for Choose to Own Home Ownership Program participants to reach their home ownership goals. In an effort to increase awareness about the program in FY2008, the CHA will again hold information sessions about the Choose to Own Home Ownership Program for HCV Program participants and public housing residents, realtors, developers, not-for-profit organizations, lenders, public and community-based organizations, and

## MTW Statutory Objective I:

### Chapter 3. Operating Information – Housing Choice Voucher Program

faith-based organizations. Choose to Own Home Ownership Program participants need support throughout the home buying process. Therefore, the participants are referred to program and organizations such as: the HCV Family Self-Sufficiency (FSS) Program to prepare for home ownership in regards to savings or employment (See MTW Statutory Objective II: Chapter 1. for more information on the FSS Program.); the Association of Community Organizations for Reform Now (ACORN) for credit repair; and HUD’s American Dream Program for down payment and closing grant assistance.

Choose to Own Home Ownership Program participants will also receive homebuyer education, credit counseling, referrals to pro-bono attorneys and preferred lenders, and other services prior to purchasing a home. They must also complete a pre-purchase home buying counseling class conducted by a homebuyer counseling agency prior to obtaining pre-qualification for a mortgage. A pre-qualified participant then searches for a single-family home, condominium, town house, or cooperative.



CHA staff guide participants through pre-purchase counseling sessions by educating them on home ownership rights and responsibilities.

However, before the family may obtain a mortgage, the new 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 in to their new home. New home owners will participate in post-purchase counseling on property taxes, estate planning, and foreclosure prevention, and must establish both emergency repair reserves and a maintenance savings account.

### **LANDLORD OUTREACH & INCENTIVES**

The CHA recognizes the importance of marketing and outreach to potential and current landlords. There are numerous HCV Program participants that require a large pool of landlords with rental property throughout the city. In FY2008, the CHA will market the HCV Program and conduct outreach activities to attract more landlords to join, as well as communicate the numerous incentives available for participating landlords.

## MTW Statutory Objective I:

### Chapter 3. Operating Information – Housing Choice Voucher Program

In FY2008, Landlord Outreach Specialists will continue to recruit new landlords in Opportunity Areas. The Specialists will review newspaper and online ads for rental units, as well as contact the landlords by telephone and in-person to invite them to participate in the CHA HCV Program. In addition, the Specialists will mail marketing materials, conduct information sessions, and give materials to HCV Program participants to distribute. Current participants are well-equipped at providing potential landlords to whom they know, insights into the HCV Program. The anticipated impact of the CHA's landlord outreach efforts on MTW Statutory Objective I is that there will be increased housing options for families to choose from in low-poverty neighborhoods. The CHA anticipates that 400 new landlords will join and 800 new units will be added to the CHA HCV Program in FY2008.

Training opportunities sponsored by the CHA will also be available to new and current HCV landlords throughout FY2008 to improve or strengthen their property management skills. Current landlords will be able to attend monthly workshops given by CHA HCV Program staff covering a variety of housing-related topics such as inspection, rent, and lead-based paint. Meanwhile, new landlords can attend a new owner orientation session, which are held each month and consist of an overview of the HCV Program, administrative procedures, owner rights and responsibilities, as well as incentives and benefits of participation among other topics.

The CHA will continue to provide a variety of incentives to landlords for renting to HCV Program participants. These incentives include: direct deposit HAP payments; special scheduling of inspections for owners with multiple units; fast-track paperwork processing to allow quicker lease-up; and fast-track paperwork processing for landlords in the Housing Opportunity Program with units in Opportunity Areas. Moreover, the CHA will continue to offer landlords a chance to participate in the Chicago HCV Property Tax Savings Program (Tax Savings Program). The Tax Savings Program was created in FY2003 as a tax abatement incentive program for owners with properties in low-poverty areas to lease to families with vouchers. Landlords will be 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 Program participant leasing a unit in the building at the beginning of the tax year. 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 have passed the most recent HQS inspection.

Additionally, benefits for landlords will include a periodic online newsletter, streamlined communication through e-mail, and a property listing function on the HCV Program website. New in

## MTW Statutory Objective I:

### Chapter 3. Operating Information – Housing Choice Voucher Program

FY2008 will be the introduction of both website interactive features and an interactive voice response (IVR) system, which landlords will use to reschedule inspections. The increased self-service options will provide additional ways to schedule and reschedule inspections, submit Requests For Tenancy Approvals, and request rent increases.

Lastly, landlords have the opportunity to participate in the Owner Resource Council, which is a committee of 12 owners who lease units to HCV Program participants and whose responsibility it is to propose training topics, raise program operational concerns, and work in conjunction with the CHA in resolving owner concerns. The Owner Resource Council will continue to meet in FY2008 and advise the CHA on ways to improve service to owners and HCV Program participant families.

### **HOUSING CHOICE VOUCHERS – PROJECT-BASED VOUCHERS**

The CHA also provides project-based voucher (PBV) assistance, as part of the HCV Program. PBVs differ from tenant-based vouchers in that project-based vouchers are subsidies that are attached to a unit and cannot be transferred with tenants who move to a different building. The CHA awards PBVs to developers and owners, who in turn lease the subsidized units to families and individuals on the HCV Wait List who meet the eligibility requirements of the HCV Program and, the development's site specific tenant selection criteria. Issuing PBVs to developers and owners conforms to MTW Statutory Objective I, because it offers more subsidized housing options for low-income families. In FY2008, the CHA anticipates that 2,530 PBVs will be allocated. In addition to continuing its participation in the Regional Housing Initiative and Chicago's Supportive Housing Initiative, the CHA plans to go on issuing PBVs directly to developers and owners of housing.

### **Regional Housing Initiative**

The Regional Housing Initiative (RHI) is a consortium comprised of five housing authorities (the CHA, Cook County Housing Authority, Lake County Housing Authority, McHenry County Housing Authority, and Joliet Housing Authority), the Metropolitan Planning Council, and the Illinois Housing Development Authority (IHDA), which was created to foster the construction of affordable housing near job and transportation centers in metropolitan areas. RHI, which was established in FY2002, is directly tied to MTW Statutory Objective I of increasing housing choices for low-income families since the purpose of RHI is to address the rental housing shortage and preserve existing quality, affordable mixed-income rental housing by providing PBVs as financial incentives to developers and owners of rental housing.

## MTW Statutory Objective I: Chapter 3. Operating Information – Housing Choice Voucher Program

At RHI's inception, the CHA committed 219 PBVs to the RHI voucher pool. Of these, 35 have been issued under HAP contracts to completed developments. In FY2008, the CHA anticipates issuing 30 additional vouchers to completed RHI projects. In FY2008, the impact of RHI will be evident through construction at a number of developments in the RHI pipeline.

Planned Regional Housing Initiative FY2008 Activity					
Name of Site or Project	Planned Number of PBVs	Planned Total Number of Units	Site Description	Current Status of Site	County
Casa Morelos	9	45	New construction of a seven-story mid-rise	Under construction	Cook
Colonial Apartments	80	320	Rehabilitation of 40 eight-unit walk-up buildings	Under construction	McHenry
Pacesetter 1	26	130	Rehabilitation of 12 two-story buildings & new construction of one three-story & one four-story mixed-use building	Under construction	Cook
Woodstock Commons II	26	107	New construction of six three-story buildings	Under construction	Lake

To attract new projects, the RHI Selection Committee will release a Request for Proposals in the first quarter of FY2008 to solicit new housing proposals from developers. Throughout the year, as proposals are received, the RHI Selection Committee will review and evaluate each to determine which projects will be awarded PBVs.

### Chicago Supportive Housing Initiative

The CHA will continue to take part in the Chicago Supportive Housing Initiative (Initiative) in FY2008 by providing PBVs to the developers of housing projects in the Initiative. The Initiative has two important goals: 1) to preserve and develop the availability of Single Room Occupancy (SRO) units; and 2) to create permanent affordable housing with on-site social services to address issues that can affect lease compliance in traditional low-income or public housing programs. Aside from providing vouchers, the CHA will also participate in the Initiative by working with the developers' supportive services staff in FY2008, in order to improve their social service plans, service delivery, and create accountability measures.

## MTW Statutory Objective I:

### Chapter 3. Operating Information – Housing Choice Voucher Program

The Initiative is a collaboration between the CHA, the Chicago Departments of Human Services, Housing, and Planning and Development, as well as the Mayor’s Office of Workforce Development. These collaborators anticipate that the Initiative will continue to have a positive impact and meet MTW Statutory Objective I throughout FY2008. In order to increase housing choices for low-income families, a new Request for Proposal will be released by the Chicago Department of Housing in FY2008 to solicit proposals from developers interested in constructing or rehabilitating existing SROs or affordable family housing with a social service component.

The table below demonstrates the initiative’s planned developments for FY2008.

Planned Chicago Supportive Housing Initiative FY2008 Activity				
Name of Site or Project	Planned Number of PBVs	Planned Total Number of Units	Site Description	Current Status of Site
ABLA Homes	15	30	New construction of one three-story building	In planning and may be under construction
Dante-Harper Town homes	36	36	Rehabilitation of five two-story town house buildings	In planning and may be under construction
Englewood SRO	50	100	New construction of one six-story mid-rise	In planning and may be under construction
Featherfist	50	99	New construction of a SRO	In planning and may be under construction
Harriet Tubman Apartments	14	28	Rehabilitation of a three-story building	Under construction and will be leased up in FY2008
Spaulding Trumbull Apartments	13	26	Rehabilitation of two former CHA-owned three-story buildings	Under construction and will be leased up in FY2008
Washington Park SRO	32	63	Rehabilitation of a five-story former YMCA building	Under construction and will be leased up in FY2008

#### **Other Project-Based Voucher Projects**

The CHA anticipates that the issuance of PBVs will broaden developer interest in creating affordable housing because PBV assistance provides a reliable income stream that can be used to pay off mortgage debt service and pay for ongoing building operations and quality property management. By attracting developers to create affordable housing, the CHA is increasing housing for low-income families as stipulated in MTW Statutory Objective I. In FY2008, the CHA will periodically issue Requests for Proposals and Requests for Qualifications to provide PBV assistance to affordable and mixed-income/mixed-finance housing developments. The CHA may also consider requests for PBV

## MTW Statutory Objective I:

### Chapter 3. Operating Information – Housing Choice Voucher Program

assistance from developers in conjunction with Low-Income Housing Tax Credits and other sources of public funding that have been competitively awarded in accordance with federal regulations.

The table below indicates the other PBV developments that are planned for FY2008.

Planned Other Project-Based Voucher FY2008 Activity				
Name of Site or Project	Planned Number of PBVs	Planned Total Number of Units	Site Description	Current Status of Site
Cleveland Tower	50	107	New construction of one 14-story senior building	Under construction
Eastgate Village	24	117	New construction of one nine-story senior building	Under construction
Rosa Parks Apartments	20	94	New construction of eight scattered site walk-up buildings	Under construction
Wilson Yards	16	80	New construction of one seven-story mid-rise	Under construction

### SATELLITE OFFICES

The CHA operates three HCV Satellite Offices in Chicago. The purpose of the Satellite Offices are to provide services to HCV Program participants and landlords at offices located in neighborhoods closer to them. Visitors to the Satellite Offices can obtain information regarding programs that support economic independence and access CHA's online resources: [www.thecha.org](http://www.thecha.org) and [www.chacinc.com](http://www.chacinc.com). Given the growth of the HCV Program and the need for participants to access services closer to home, the CHA is



CHA Satellite Offices offer residents convenient program support at three neighborhood locations.

planning to expand the Satellite Offices to full service offices in FY2008. Currently, the Satellite Offices offer different levels of service based on space, staff time, and equipment availability. The expansion plan will offer all client-facing services on a regular, daily basis at all Satellite Offices.

## MTW Statutory Objective I: Chapter 3. Operating Information – Housing Choice Voucher Program

Plans also call for extended hours to serve working families. Services to be offered at the Satellite Offices in FY2008 include:

- Information on the HCV Program;
- Eligibility screening interviews for potential participants;
- Re-examination interviews, briefings, and workshops for current participants;
- Workshops and trainings sessions and drop off of Requests for Tenancy Approval and other paperwork for landlords;
- Open-enrollment for the HCV Family Self-Sufficiency and Housing Opportunity Programs; and
- Application intake and support when the wait list opens.

In addition, the CHA will host Family Obligation Workshops at the Satellite Offices in FY2008. All HCV Program participants are required to attend the Family Obligation Workshops, which were first implemented in FY2006 to provide participants with an in-depth review of the obligations they must meet to remain compliant with the rules and responsibilities of the HCV Program. Topics covered at the Family Obligation Workshops include: being a good neighbor, housekeeping, landlord and the tenant responsibilities, fraud, community involvement, security deposits, pest control, and Housing Quality Standards.

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE



**MTW Statutory Objective I:**  
*Chapter 4. Operating Information -  
Wait List Activities*

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## MTW Statutory Objective I: Chapter 4. Operating Information – Wait List Activities



The CHA works diligently with applicants to ensure their information remains up-to-date.

The CHA has gone to great lengths to ensure applicants on each of the CHA wait lists are housed in accordance with the applicable wait list policies and procedures, which includes: accepting applications for housing; screening applicants; monitoring and updating the wait list; managing the wait list; and removing applicants from the wait list. In FY2008, the CHA will not be accepting applications for housing at traditional public housing family developments, but will continue to accept applications for senior

designated housing properties and community-area scattered site housing.

The CHA plans to conduct wait list management initiatives in furtherance of increasing housing choices for low-income families in compliance with MTW Statutory Objective I throughout FY2008. First, the CHA plans to open the Housing Choice Voucher (HCV) Wait List to new applicants, as well as continue to refer HCV applicants to project-based voucher housing opportunities. Second, the CHA plans to continue to increase the availability of affordable housing choices for low-income families by updating each wait list to ensure the most recent applicant contact information is available when a unit is ready to be leased. This allows units to be leased in a quick and efficient manner. Last, the CHA will continue lease-up activities for each of the CHA wait lists in order to minimize the time a unit remains vacant after rehabilitation and/or redevelopment is complete. Each of these initiatives better enables the CHA to meet MTW Statutory Objective I head-on.

### **COMMUNITY-WIDE WAIT LIST**

The CHA Community-Wide Wait List has been closed since FY2001. It was closed because leasing public housing units to new applicants was put on hold to accommodate families relocating under the Plan for Transformation (Plan). During the fourth quarter of FY2007, the CHA began the process of procuring consultant services to update the Community-Wide Wait List (also known as the Traditional Public Housing Family Wait List) twice in FY2008. The CHA anticipates that an initial wait

## MTW Statutory Objective I: Chapter 4. Operating Information – Wait List Activities

list update will occur in first quarter of FY2008 and again during the fourth quarter. The CHA does not plan on opening the Community-Wide Wait List in FY2008, but rather will focus on continuing to house 10/1/99 families and Post 10/1/99 families with a right to return, as well as reduce the number of applicants on the Community-Wide Wait List. (See Appendix 5: Public Housing Wait List Demographic Information for specific wait list data.)

### SENIOR SITE-BASED WAIT LISTS

In FY2007, the CHA considered amending its Senior Site-Based Wait List leasing policy to allow individuals 50 and older to apply for housing in one of the 59 senior designated properties and to allow individuals 55 and older to move in to senior designated properties. However, after reviewing leasing trends and the need for senior housing in Chicago, the CHA decided to leave the current leasing policy in place for FY2008. In accordance with the FY2005 Senior Designated



Residents of senior designated housing properties can enjoy an arbor of tranquility right in their back yard.

Housing Plan, new applicants must be at least 62 years of age or older to move into a senior designated housing 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 anticipates that over 5,000 applicants will be added to the Senior Site-Based Wait Lists in FY2008. (See Appendix 5: Public Housing Wait List Demographic Information for wait list data.)

### COMMUNITY-AREA WAIT LISTS

The CHA Community-Area Wait Lists is comprised of applicants who are interested in being housed in the CHA's scattered site housing stock. The CHA is required to lease units in its scattered site portfolio in accordance with the Gautreaux Consent Decree (Gautreaux). Pursuant to Gautreaux, during FY2008, the CHA will continue to monitor the mix of residents housed in its scattered site housing to ensure that an adequate mix of applicants from both the Community-Area Wait Lists and the Community-Wide Wait List are selected. Over the past two fiscal years the CHA has employed extensive outreach efforts to fill community-area scattered site vacancies. The CHA will continue

**MTW Statutory Objective I:  
Chapter 4. Operating Information – Wait List Activities**

these efforts with current wait list applicants, as well as new applicants, in order to fill community-area scattered site vacancies throughout FY2008.

**HOUSING CHOICE VOUCHER WAIT LIST**



Applicants from the Community-Area Wait Lists are housed in scattered site units, which stand indistinguishable from their market-rate counter parts.

The CHA Housing Choice Voucher (HCV) Wait List was created in FY1997 and closed in FY1999 because there were 35,000 applicants at the time, and the CHA was housing families relocating from public housing to the HCV Program under the Plan. During FY2008, the CHA plans to reach the target lease-up rate for tenant-based vouchers by leasing vouchers to applicants on the HCV Wait List. In preparation thereof, the CHA plans to re-open its HCV Wait List during FY2008. (See MTW Statutory Objective I: Chapter 3. Operating Information – Housing Choice Vouchers, for more information on HCVs. See Appendix 7: HCV Program and Wait List Demographic Information for specific wait list data.)

**PROJECT-BASED VOUCHER WAIT LIST**

Throughout FY2008, the CHA will work with developers to provide low-income families project-based voucher (PBV) opportunities across the city of Chicago. PBVs are held by a developer or owner and remain with an owner upon the termination or non-renewal of a tenancy with a resident. Prior to the completion of construction on new developments in which tax credit assistance is received, developers open the site-based wait list at the new development in order to lease-up PBV units expeditiously. During FY2008, the CHA will continue its practice of initially leasing



New housing developments provide attractive units to low-income families on the Project-Based Voucher Wait List.

**MTW Statutory Objective I:  
Chapter 4. Operating Information – Wait List Activities**

PBV units to applicants from the HCV Wait List who indicated an interest in participating in the PBV Program. Once applicants from the HCV Wait List have been exhausted and PBV units remain vacant, applicants from the developer’s site-based wait list will be reviewed for eligibility. (See MTW Statutory Objective I: Chapter 3. Operating Information – Housing Choice Vouchers, for more information on PBVs.)

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE



## MTW Statutory Objective II:

### *Chapter 1. Economic Self-Sufficiency Tools*

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## MTW Statutory Objective II: Chapter 1. Economic Self-Sufficiency Tools

MTW Statutory Objective II is focused on giving incentives to families with children whose heads of household are working, seeking work, or are participating in job training, educational, or other programs that assist in obtaining employment and becoming economically self-sufficient. In working toward this objective, during FY2008, the CHA will replace the Service Connector Program model, with FamilyWorks, which is a new service provision model that will assist CHA residents to identify and remove the obstacles prohibiting residents from obtaining their permanent housing choice and stable employment. In addition, the CHA will continue its commitment to assisting both public housing residents and Housing Choice Voucher (HCV) Program participants in becoming self-sufficient through the Family Self-Sufficiency (FSS) Program. The main focus of both of these programs is to achieve economic and social self-sufficiency.

### SERVICE PROVISION



CHA staff work to ensure residents are kept apprised of potential job opportunities.

In FY2001, the CHA contracted with the Chicago Department of Human Services (CDHS) to develop a Service Connector Program (Service Connector) that would assist residents in dealing with complex social service needs while undergoing relocation from traditional public housing to temporary housing and then to mixed-income/mixed-finance communities, rehabilitated public housing, or private housing using a Housing Choice Voucher. Since its inception, the Service Connector Program has mirrored the CHA's focus on transition.

As the CHA shifts from closing and demolishing dilapidated housing to building new revitalized housing through redevelopment and rehabilitation efforts, families are shifting from making moves to temporary housing to planning and undergoing the last phase of relocation – moving into their permanent housing choice. In order to ensure the success of residents as they prepare and make their final move under the Plan, CDHS is seeking to realign the services it offers to address the housing and employment challenges facing CHA residents. This involves understanding the

## MTW Statutory Objective II: Chapter 1. Economic Self-Sufficiency Tools

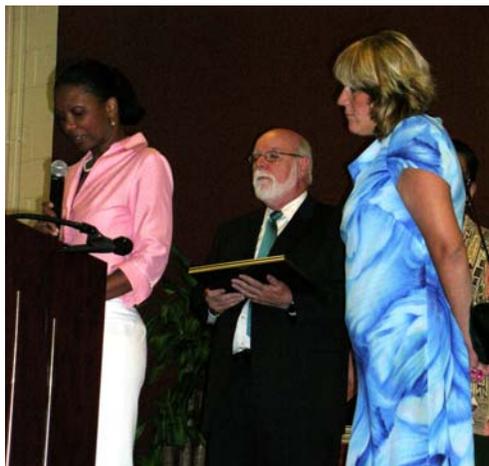
remaining housing choices available to residents, as well as fully comprehending the lease and employment requirements associated with each type of housing.

The CHA and CDHS will implement a new service provision model in FY2008 called FamilyWorks. The new model will focus primarily on housing choice and workforce development. Housing-related services will address issues regarding compliance with the public housing lease. These issues will include but are not limited to the payment of rent and utilities, maintenance of clean living space, as well as the ability to meet site-specific work requirements. The agencies' role will be to educate families about their housing choices and prepare families to meet the requirements of their permanent housing choice. The CHA anticipates that approximately 9,000 families will be offered assistance through FamilyWorks in FY2008.

While housing and employment are at the core of the new model, the CHA and CDHS maintain recognition of residents' ancillary needs, such as transportation, child care, and substance abuse treatment, to name a few, which many public housing families face as barriers to housing and employment. As a result, CDHS will contract with agencies qualified to address the primary housing and employment needs of public housing families, while providing connections to existing services supplied by public and private agencies operating in each community.

The impact of the new program on MTW Statutory Objective II will be demonstrated by the increase in the number of families that will be assisted by FamilyWorks, the number of families that will move into permanent homes, as well as the number of families that will be able to overcome the barriers that have inhibited them from economic and social stability. The modifications to the service provision model will better enable CHA staff and external partners to address housing and employment challenges faced by CHA residents.

## MTW Statutory Objective II: Chapter 1. Economic Self-Sufficiency Tools



Upon completion of the FSS Program, participants will have received the skills and knowledge necessary to achieve a self-sufficient lifestyle.

### **FAMILY SELF-SUFFICIENCY PROGRAM**

The Family Self-Sufficiency (FSS) Program is a five-year program that provides families with the tools and knowledge needed to help participants achieve and sustain financial independence. The FSS Program is one example of the CHA's commitment to meeting MTW Statutory Objective II of developing programs that assist families in obtaining employment and achieving self-sufficiency. The impact of the FSS Program on MTW Statutory Objective II will be evidenced by the growing number of families that will be able to achieve financial independence, as well as the increased number of families entering the workforce.

The CHA administers two FSS Programs, one for public housing residents and one for HCV Program participants. Initially, both the Public Housing and HCV FSS Programs were funded by HUD. In FY2008 the HCV FSS Program will continue to be fully funded through HUD. However, the Public Housing FSS Program will be financed with a private grant from the John D. and Catherine T. MacArthur Foundation (MacArthur Foundation).

In FY2008, FSS Program participants will continue to set individual self-sufficiency goals and graduate from the program upon attainment of their goals. Examples of FSS program goals for both public housing and HCV Program participants in FY2008 include: completing a GED program; becoming employed; and completing additional career advancement training.

### **Public Housing FSS Program**

The Public Housing FSS Program was initially funded for up to 50 participants in February 2006. Outreach to get residents to join the program began in April 2006. The Public Housing FSS Program currently has participants living in ten different developments, with the strongest representation coming from the mixed-income/mixed-finance communities of Lake Park Crescent, Jazz on the Boulevard, and Roosevelt Square. In FY2007, there were 46 residents enrolled. The CHA recently received a grant from the MacArthur Foundation, which will allow the CHA to expand the program, hire additional Public Housing FSS Program Coordinators, and enroll up to 125 additional Public

## MTW Statutory Objective II: Chapter 1. Economic Self-Sufficiency Tools

Housing FSS Program participants in FY2008. The Public Housing FSS Coordinators primary focus will be to assist enrollees in accessing resources and services in order to complete their individual goals toward economic stability. Furthermore, the additional funds will permit the CHA to offer residents living at Lowden Homes, Trumbull Park Homes, and Altgeld Gardens the opportunity to participate in the Public Housing FSS Program.

Lastly, up to three Resident Service Advocates (RSA) will be hired from within the targeted developments. The RSA will be responsible for conducting outreach in the developments and recruiting 125 residents to join the Public Housing FSS Program. This includes door-to-door canvassing, appearing at resident meetings and events, distributing written materials, and setting up orientations.

### **Housing Choice Voucher FSS Program**

The HCV FSS Program was established in FY1997 to help HCV Program participants achieve financial independence. Through the HCV FSS Program, participants enter into a five-year contract with the CHA HCV Program, which identifies educational, career, and financial goals. Client service representatives help participants develop a plan of action that outlines specific activities and services needed to achieve participant goals. Such services include: education and job training, social services, business development, credit counseling, legal assistance, job placement, and self-help workshops.

The HCV FSS Program provides incentives through case management, testing such as ABE (Adult Basic Education) and SDS (Self Directed Search), and referral to educational and training opportunities. Incentives also include: links to the Housing Opportunity Program, which assists families in moving to better neighborhoods or “Opportunity Areas;” building strong relationships with employers; offering monthly job club meetings; an annual job fair; and escrow distribution upon graduation. Based on HCV FSS Program activity from previous years, the CHA has set a benchmark that approximately 1,500 families are expected to enroll in the HCV FSS Program in FY2008. The primary incentive for participation is the escrow account, which grows as the participant’s earned income increases over the term of the contract. Upon graduation, the participant is entitled to the balance in their escrow account.

**MTW Statutory Objective II:  
Chapter 1. Economic Self-Sufficiency Tools**

<b>Planned HCV FSS Program FY2008 Activity</b>	
Planned number of families enrolled	1,500
Planned percentage of enrolled participants with an earned income	45%
Planned percentage to have an escrow balance	45%

The CHA will continue to train HCV FSS Counselors to assist FSS Program participants in their progress of meeting their goals and graduating from the Program. Some of the strategies employed by the HCV FSS Counselors include maintaining open communication with participants, developing short-term action plans to achieve longer term goals, and providing support when participants face barriers that inhibit them from achieving their goals. The HCV FSS Counselors will conduct orientation sessions, perform intakes, conduct Financial Literacy workshops, determine escrow, approve escrow disbursements, and determine when participants have completed the HCV FSS Program.

In further support of MTW Statutory Objective II to work with families to obtain employment, the CHA will hold Monthly Job Club meetings in FY2008 for participants in the HCV FSS Program. These meetings will cover topics such as: resume and cover letter preparation, interviewing skills, online applications, thank you letters, navigating the internet, work readiness, employment benefits, and workplace etiquette. The CHA will provide HCV FSS Program participants additional employment support through monthly recruitment sessions with employers, mock interview workshops, a monthly newsletter, calendar of events, annual career fair, job leads, and email notices of employment opportunities.

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE



## MTW Statutory Objective II:

*Chapter 2. Job Preparedness for  
CHA Residents*

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## MTW Statutory Objective II: Chapter 2. Job Preparedness for CHA Residents

The CHA understands the importance of assisting residents in becoming self-sufficient and continues to partner with the numerous external partners, such as City Colleges of Chicago (CCC), Mayor's Office of Workforce Development (MOWD), and the Partnership for New Communities, in order to provide the resources and training opportunities necessary for residents to follow a path toward self-sufficiency. In FY2008, the CHA will implement a work requirement for all public housing residents, which is meant to facilitate self-sufficiency goal setting and encourage residents to participate in the education and job training necessary to be viable workforce participants. Through these initiatives, the CHA is administering housing programs that meet MTW Statutory Objective II of preparing residents for work and providing work-related opportunities, in order for residents to obtain permanent employment and an economically self-sufficient lifestyle.

### **EDUCATIONAL ENRICHMENT ACTIVITIES**

CHA educational enrichment activities empower both youth and adult residents, by developing and enhancing their knowledge about skills essential to becoming economically and socially self-sufficient. During FY2008, the CHA will further MTW Statutory Objective II of providing greater enrichment opportunities to residents through scholarships, social engagements, and instructive training. These initiatives will allow public housing residents to continue to receive the educational foundation necessary to build a better life for themselves and remain self-sufficient.

#### **Scholarships**

Throughout FY2008, the CHA will continue to make residents aware of scholarship opportunities for low-income Chicagoans. The Posse Foundation, which identifies, recruits, and trains youth leaders from urban public high schools and sends these groups as "Posses" to top colleges and universities in the country, will award six full-tuition scholarships to high school seniors. In FY2008, Columbia College has offered to award eight graduating high school seniors a full-tuition scholarship to Columbia College. Each year, CHA Wentworth Gardens residents are also encouraged to apply for a full-tuition scholarship through Roosevelt University. Up to two scholarships will be offered by Roosevelt University in FY2008 to graduating high school seniors from Wentworth Gardens.

Windows of Opportunity, a not-for-profit organization aimed at assisting CHA public housing residents and Housing Choice Voucher (HCV) Program participants continue on their path toward self-sufficiency, will again sponsor the Windows Scholarship Program in FY2008. The scholarship offers more than 80 full-tuition college students financial awards to be utilized in furtherance of the

## MTW Statutory Objective II: Chapter 2. Job Preparedness for CHA Residents

recipients' education in their field of choice. Receipts maintaining a "C" average will have their scholarship renewed through completion of their educational program. The Windows Scholarship Program is fueled by donations from businesses and private donors, as well as annual fundraising activities such as the "Putting for Scholarships" golf outing.

### Chicago Park District



The CHA collaborates with the Chicago Park district to enrich residents' lives by providing recreational and educational activities.

Teens and young adults whose families are public housing residents will remain eligible for programs offered through the Chicago Park District in FY2008. CHA youth, ages six through 12, will have the opportunity to participate in an eight-week summer day camp at a reduced fee of ten dollars per child. Participants may engage in sports, arts and crafts, as well as field trips to national attractions throughout Chicago. Teen residents are eligible to apply for one of 200 tuition-free slots for overnight camping programs in Indiana, Michigan, or Wisconsin.

## **WORKFORCE PREPARATION EMPLOYMENT AND ECONOMIC SELF-SUFFICIENCY**

CHA workforce development and employment programs assist residents in becoming economically self-sufficient by helping them build skills to increase their earning potential. Through each program, residents build skills that prepare them for better employment opportunities. The individualistic approach to each resident's career goals, as well as resources and referral services, assists residents in making positive career choices, which in turn furthers MTW Statutory Objective II of preparing residents to work and assisting them in attaining self-sufficiency. In FY2008, residents will have the opportunity to participate in customized technical training programs, career preparatory courses, self-exploration tools, as well as referral and support services. By continuing to offer training, internship, and job opportunities, the CHA anticipates assisting residents in obtaining permanent employment throughout FY2008. Residents choosing to involve themselves in workforce development and employment programs, like the ones detailed on the following pages, are in a far better position to attain economic self-sufficiency in alignment with MTW Statutory Objective II,

## MTW Statutory Objective II: Chapter 2. Job Preparedness for CHA Residents

because they are acquiring the tools necessary to successfully transition into permanent employment or a degree bearing educational program.

### **Opportunity Chicago**

During FY2008, the CHA will continue to foster partnerships with local employers in order to provide residents with increased opportunities to strengthen their workforce skills and sharpen their competitive edge in the job market. Partnerships already formed with local employers and agencies will assist residents in obtaining the education and job training necessary to become marketable in the workforce include: CCC, Chicago Department of Human Services (CDHS), MOWD, as well as several private employers and workforce development service providers. Additionally, in FY2008 the CHA through Opportunity Chicago will expand its contextualized literacy programming to feature programs that both increase the literacy among residents and have a clear connection to obtaining employment. The CHA is working to partner with three new contextualized literacy program providers in early FY2008: Central States SET (healthcare), Association House of Chicago (vocational/technical), and LEED Council (light industrial). These new providers will be funded through the Partnership for New Communities and will provide their services to public housing residents in order to increase reading and math levels among residents, while expanding their breadth of knowledge in one of the specialized fields of work.

### **Work Readiness**

In conjunction with Opportunity Chicago, the CHA will also pilot a National Work Readiness Credential Program at three CHA provider sites. This Credential will enable residents to become proficient in the basic skills for entry-level employment and will provide the skills necessary to actively pursue advancement in the workplace. In order to obtain the Credential, residents must take an online test, which assesses skills such as customer services, literacy and math abilities, and logic reason skills that businesses from across industry sectors identify as critical for entry-level workers to succeed in today's global economy.

### **Bridges to Careers**

In FY2008, the CHA and CCC will renew their partnership to provide residents with comprehensive career development and job training through the Bridges to Careers Program (Bridges). All families who are 10/1/99 CHA leaseholders or who have been relocated to a mixed-income/mixed-finance community are eligible for Bridges. Since its inception, over 390 public housing residents have

## MTW Statutory Objective II: Chapter 2. Job Preparedness for CHA Residents

enrolled in and graduated from Bridges, with goals of becoming a Nurse, Bank Teller, Cosmetologist, or Truck Driver. The CCC plans to expand Bridges in FY2008 to include career training opportunities in both the service and transportation fields. Additionally, in FY2008 the CCC anticipates modifying the Bridges framework in order to address the needs of resident applicants who are interested in participating, but have not yet met the minimum reading and composition eligibility criteria. To do this, CCC will incorporate a Career Prep component, which will assess the basic skill needs of residents interested in Bridges and prepare each for a successful transition into Bridges.

### **Career Prep**

Under the Bridges to Careers Program's expanded focus, in FY2008, residents who apply and are below a 9<sup>th</sup> grade reading level will initially be recommended for the Career Prep Training Program (Career Prep). Career Prep is designed to provide the tools necessary to build basic reading, math, and workplace skills in order to bring residents into eligibility for future technical training programs offered through the Bridges to Careers Program. Throughout FY2008, residents will also have the opportunity to participate in interactive Career Prep courses, which will focus on: work ethics, interpersonal skill development, effective communication skills, and workplace culture and practices. Residents choosing to participate in Career Prep will be afforded biweekly skills assessments, allowing each resident to receive feedback on both increased competencies and areas still needing improvement, as well as assist residents in making sound decisions regarding their career pathways.

### **Workforce Investment Act Programs**

Public Housing residents will continue to have access to Workforce Investment Act (WIA) services in FY2008. WIA services are categorized into three program areas, which are core, intensive, and training. WIA core services include: resume and interview preparation, online and print-based career planning, self-interest assessments, and referrals to partner programs. WIA intensive services are available on an individual basis to residents interested in: comprehensive skills assessments, evaluations regarding aptitude and barriers to



WIA Programs are just one avenue that the CHA affords residents looking to develop work-related skills to build, maintain, or further their careers.

## MTW Statutory Objective II: Chapter 2. Job Preparedness for CHA Residents

employment, career counseling, as well as job retention and career advancement assistance. WIA training services are the result of an established partnership between MOWD and CCC through which residents are able to utilize Individual Training Accounts (ITA) for technical training at any of the City Colleges' campuses, as well as at many other ITA sites in the city.

### Hospitality Academy Training Program

In FY2008, CHA residents again will be able to apply for participation in the Metropolitan Pier and Exposition Authority (MPEA) Hospitality Academy Training Program. Through the Hospitality Academy, residents will receive a stipend in exchange for their participation in the 30-hour per week training program conducted over eight-weeks. This training course enables each resident to gain a wide range of essential skills in business writing and ethics, as well as presentation skills for the workplace. Upon completion of the training course, residents go on to participate in an 18-week paid internship, which provides hands-on experience in the hospitality field.



Residents completing the Hospitality Academy are equipped with the training and business acumen to successfully obtain permanent employment in the hospitality field.

Residents completing both segments of the Hospitality Academy are equipped to gain full-time employment in the hospitality industry. Thirty (30) CHA residents may enroll in the program during FY2008.

### After School Matters



The CHA partners with the Mayor's Office of Workforce Development to provide CHA teens opportunities to explore a variety of career paths.

The CHA anticipates that 200 of its teen residents will participate in the After School Matters program during FY2008. After School Matters affords CHA youth an introduction to critical workplace skills such as: communication, teamwork, critical thinking, and work readiness in a progressive format. The program model allows for participants to advance through the following levels of apprenticeship opportunities:

## MTW Statutory Objective II: Chapter 2. Job Preparedness for CHA Residents

- *Apprenticeship*

Participants learn marketable skills from industry professionals in web design, mosaics, stadium management, and theater. Apprentices demonstrate these skills by producing theatrical performances, commissioned works of art, and other tangible work products.

- *Advanced Apprenticeship*

Teens apply and refine the skills previously developed in the Apprenticeship and Pre-Apprenticeship program. Teens produce sophisticated work products, which are developed through independent workmanship.

- *Internship*

Through the internship component, teens are assigned supervised jobs with distinct responsibilities, which are used to sharpen the skills of participants acquired throughout the duration of the program.



Youth residents participating in the After School Matters Program gain hands-on computer training in areas like web design and graphic arts.

Each portion of the program is designed to encourage participants to engage and explore

various career options in a variety of fields. To supplement each apprenticeship, participants can also participate in lectures and field trips to local industry leaders. The After School Matters program allows participants to advance through a ladder of opportunities, which stimulates their interest in attaining self-sufficiency and furthers the CHA's commitment to meet MTW Statutory Objective II.

### **Transitional Jobs**

The CHA, in collaboration with the Partnership for New Communities, works to provide transitional job programs for public housing residents who need to overcome barriers to employment or with little or no work history. Through the Transitional Jobs Program, residents are provided a wage for work experience, while being afforded supportive services to better enable them to successfully transition into the labor market permanently. In FY2008, the following five transitional job programs will be available to residents:

- Heartland Human Care Services;
- The Career Advancement Network;
- Jobs for Youth;
- Harbor Quest; and

## MTW Statutory Objective II: Chapter 2. Job Preparedness for CHA Residents

- The Lawndale Christian Development Corporation.

Each of these programs will be funded by the CHA or by the Partnership for New Communities in FY2008. In addition, both will fund separate programs at Heartland Human Services.

### **Section 3 Hires**

The Section 3 Program was originally implemented in 1968 to foster community development and ignite individual self-sufficiency. Today, HUD requires that wherever federal funding is allocated through contracts for housing rehabilitation, construction, or operation, to the greatest extent feasible, economic and employment opportunities should be set aside for residents and businesses in that area. In FY2008, the CHA will continue this effort by encouraging businesses receiving contracts through the CHA to provide job training, employment, and/or contract opportunities to public housing residents. The Section 3 Program can be considered a springboard used to expand the opportunities for residents to become self-sufficient, thereby fulfilling MTW Statutory Objective II to support families who are working or preparing to work by participating in job training, educational programs, or programs that assist people to obtain employment.

In addition to encouraging businesses to offer residents options, the CHA advises residents of these opportunities through a number of sources. The CHA will continue to advertise for Section 3 positions and/or training opportunities via mailings, rent stuffers, service providers, and Local Advisory Council (LAC) Presidents throughout FY2008. Section 3 opportunities are generally available in the following fields: business development, truck driving CDL License, food service, childcare, construction, lead and asbestos work, banking, armed and unarmed security, and clerical skills.

Continuing in FY2008, public housing residents in compliance with their Lease and interested in participating in the Section 3 Program, will be required to demonstrate income eligibility prior to being referred to a Section 3 employer.

### **CHA WORK REQUIREMENT**

The CHA Work Requirement, which is located in the FY2007 Admissions and Continued Occupancy Policy, was passed by the CHA Board of Commissioners in December 2007. Beginning July 1, 2008 all public housing residents are required to comply with the new work requirement, which requires all adult residents, age 18 up to 62, to be employed 15 hours a week on a regular basis for the first

## MTW Statutory Objective II: Chapter 2. Job Preparedness for CHA Residents

year and a half upon implementation and for 20 hours a week from then on. Qualified work activities include any combination of employment, attendance at an accredited school, institution, training program, job readiness, GED or literacy program, internship, or work experience opportunity. During the first two years of implementation, residents may supplement half of their required hours of work through volunteerism or community service activities. There are certain exemptions that will allow individuals to not have to comply with the work requirement. Residents who are actively trying to find employment, but are having difficulties may be eligible for “Safe Harbor.” The new work requirement will assist the CHA in promoting MTW Statutory Objective II by providing work related initiatives to residents that can support economic and social self-sufficiency goals.

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE



# MTW Statutory Objective II:

## *Chapter 3. Social Services*

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## MTW Statutory Objective II: Chapter 3. Social Services

In addition to providing affordable housing, an indispensable ingredient for the success of the Plan for Transformation, the CHA is offering all residents services to promote well-being and community involvement. Whether these activities come in the form of senior well-being checks during extreme weather conditions or providing holiday gift cards, by design the Plan is doing more than just offering residents affordable housing options. In the spirit of MTW Statutory Objective II offering incentives to families with children where the head of the household is working, seeking work, or preparing for work via participation in job employment services, the CHA is making an effort to promote economic self-sufficiency with the support of targeted social services. Economic self-sufficiency can only become a reality through resident and CHA commitment. In FY2008, the CHA is making a commitment to offer residents an abundance of social service activities. By combining the CHA's dedication to social services, with the residents' commitment to both gaining and sustaining employment, economic self-sufficiency for public housing residents will be an attainable goal in FY2008.

### SERVING SENIORS



CHA senior designated housing properties provides independent living for its residents, while continuing to offer socially enriching activities to assist residents remain active community participants.

FY2008 will be full of activities for seniors aimed at promoting social involvement, health, and well-being. The CHA is focused on providing seniors with opportunities that will motivate them to become and remain active in the community and lead healthy lifestyles. To do this, the CHA plans on providing senior residents with knowledgeable Resident Service Coordinators (RSC) who will understand the needs of seniors and offer senior residents the services and support they need most. By targeting senior needs, the RSC will support the CHA in meeting MTW Statutory Objective II by offering residents programs that will assist them in becoming self-sufficient.

### Resident Service Coordinators

As mentioned in MTW Statutory Objective I: Chapter 2. Operating Information – Public Housing, in FY2008, the CHA will begin “blended management,” under which the CHA will no longer contract with

## MTW Statutory Objective II: Chapter 3. Social Services

the Chicago Department of Aging to administer the RSC program. Instead, property management companies under contract with the CHA will employ RSC. The intended purpose of RSC is to assist senior residents in obtaining services. In FY2008, the CHA plans on providing direct service to senior residents, as well as referring senior residents to service links and referring senior residents to public benefits. Also, RSC are in place to improve the overall quality of life for seniors, which includes providing support during extreme weather conditions and organizing social activities for them. In order to maximize efficiency in offering senior residents services, or resource referrals, the CHA will utilize Quality Audit Analysts (Analysts) to ensure residents' needs are being met. The Analysts will be CHA employees who will conduct site visits at all 65 senior buildings and meet with RSC to complete file reviews. These reviews will be conducted in order to make certain that the activities reported, are in fact being performed in the senior buildings.

### **Social Activities for Seniors**

During FY2008, the CHA plans to offer social enrichment activities for senior residents in an effort to increase resident social interaction. Senior residents will have numerous opportunities to be socially active and meet new residents through events such as bingo, movies, fishing trips, and parties such as the annual Senior Gala. Furthermore, during FY2008 the CHA plans to offer seniors the chance to have breakfast with Chicago Cares. Chicago Cares is a not-for-profit organization that conducts more than 170 volunteer projects each month serving children,

adults, and seniors around the city. Activities like the Chicago Cares breakfast, not only bring the senior resident community together, but also allow for intergenerational socializing. By implementing a diverse schedule of social activities for senior residents, the CHA continues to encourage seniors to become and maintain socially active lifestyles.



Residents who live in one of the CHA's Senior Designated Buildings, take time to display their hand-made art work.

### **Senior Well-Being**

Throughout FY2008, RSC will provide support to senior residents during extreme weather conditions. In doing so, RSC will host building meetings to discuss weather tips, pass out flyers regarding heating

## MTW Statutory Objective II: Chapter 3. Social Services

tips, disseminate drinking water when necessary, and conduct fragile senior checks. Moreover, RSC will continue to conduct general well-being checks. In addition to extreme weather condition support, the CHA plans to offer health and wellness programs to all senior residents. Health and wellness activities planned for FY2008 will include: diabetes workshops, cancer education, mental health activities, as well as drug and alcohol abuse programming. All health and wellness programs will be aimed at promoting the health and well-being of senior residents. Lastly, as part of the planned health and wellness activities, in FY2008 the CHA will provide senior residents the opportunity to participate in informational workshops, which will cover issues like safety and consumer fraud.

### **SOCIAL SERVICE INITIATIVES**



The CHA in conjunction with its partners utilize social services initiatives, such as food give-aways, to serve as a foundation in a resident's path toward self-sufficiency.

The CHA is committed to improving residents overall quality of life as they transition to becoming economically self-sufficient. In FY2008, these efforts will include food give-aways and holiday initiatives. The planned social service initiatives are focused on improving residents overall experience and creating a community-oriented environment. The CHA anticipates that the planned social service initiatives will have an impact on MTW Statutory Objective II by giving residents support on their road to self-sufficiency.

### **Food Give-Aways**

In the past, the CHA has distributed food baskets to families during Thanksgiving. In FY2007, the CHA began to make an effort to give families more discretion in choosing which foods they want during the Thanksgiving holiday. In order to continue the effort in FY2008, the CHA plans on offering 1,000 families gift cards in \$25 denominations.

As a way to promote healthy lifestyles through better nutrition, in FY2008, the CHA also plans on hosting vegetable give-aways for residents in conjunction with the Greater Chicago Food Depository. The CHA plans on opening three more give-away sites in FY2008 for a total of ten. Each site will

## MTW Statutory Objective II: Chapter 3. Social Services

offer residents a wide-array of vegetables to choose from. The vegetable give-aways will be offered several times throughout FY2008.

### Holiday Initiatives

During the holiday season in FY2008, the CHA plans on hosting the traditional Holiday Celebration for approximately 500 CHA youth. In the past, the CHA has purchased toys for children directly, and each child has had the opportunity to select one gift. Using the FY2008 Thanksgiving gift card distribution as a model, in FY2008 the CHA will issue each child selected by the CHA and Chicago Public Schools a \$25 gift card, which the children will be able to use to select a gift. Whether a child enjoys playing with dolls, race cars, or action figures, in FY2008 the CHA is making an effort to provide children with that one perfect gift.



In the spirit of the holiday season, CHA children and teens participate in the annual gift give-away festivities.

### **MAYOR'S TEN YEAR PLAN TO END HOMELESSNESS**

The CHA, in collaboration with the Chicago Department of Human Services, will continue to assist the city in carrying out the goals under the Mayor's Ten Year Plan to End Homelessness. Successful implementation of the Mayor's Ten Year Plan to End Homelessness is centered around a range of community-based services and providers. In addition, the Mayor's Ten Year Plan to End Homelessness states that the most effective remedy to homelessness is to provide affordable housing. Through both traditional public housing and the HCV Program, the CHA is undertaking MTW Statutory Objective I of increasing housing choices for low-income families, while simultaneously assisting in the creation of an environment where the homeless population will be able to achieve the goal of transitioning to permanent and affordable housing. At the conclusion of the Plan for Transformation, 25,000 units across the city will be rehabilitated or redeveloped. These 25,000 units, in conjunction with the significant opportunities provided by the HCV Program, are integral components in providing the homeless with affordable housing.



## MTW Statutory Objective III:

*Chapter 1. Reducing Costs and Achieving Greater Cost Effectiveness in Federal Expenditures in Public Housing*

## MTW Statutory Objective III: Chapter 1. Reducing Costs and Achieving Greater Cost Effectiveness in Federal Expenditures in Public Housing

The Plan for Transformation serves as an opportunity to change the traditional views of public housing and restore the public's confidence in the operation and viability of public housing throughout Chicago. To do this, in FY2008 the CHA will continue to tear down traditional dilapidated public housing to make way for the building of viable revitalized communities in FY2008. As part of the Plan and MTW Statutory Objective III, the CHA will continue to reduce cost and maximize the utilization of subsidies received from the federal government. The CHA will reach its objective of reducing cost and achieving greater cost effectiveness by making changes to its administrative operations, enforcing the lease, and maintaining its assets. These strategies will assist the CHA in increasing funding through the means of rent collection, as well as reducing costs for unit repairs. While operating with reduced federal allocations, the CHA will continue to carry out the three MTW Statutory Objectives.

### **ADMINISTRATIVE OPERATIONS**

The CHA, through strategic planning initiatives, will continue to conserve financial resources and stretch federal dollars it receives in order to impact the MTW Statutory Objectives. The Human Resources Department will go on making changes that will help the CHA become a streamlined, more efficient public housing authority. One of the primary goals of the CHA is to have the whole organization resemble the structure of a private sector asset management company. To assist in this endeavor, the CHA will continue to implement the Workforce Planning Initiative (Workforce Initiative) in FY2008. Through the Workforce Initiative, the CHA will conduct an authority-wide assessment of employee skills and abilities, which will allow management to make strategic planning decisions regarding the CHA's human capital.

### **LEASE ENFORCEMENT**

Through the Plan for Transformation, the CHA continues to transition from its role as an on-site property manager to a fully functional asset management company. At the inception of the Plan, the CHA transferred its day-to-day building management role to third-party property management companies. In FY2008, property managers will continue to serve as lease enforcement agents, ensuring that residents maintain compliance with their lease.

Through the use of site visits, the Asset Management Department will monitor the performance of the property management companies. The site visits conducted by the Asset Management

## MTW Statutory Objective III:

### Chapter 1. Reducing Costs and Achieving Greater Cost Effectiveness in Federal Expenditures in Public Housing

Department will provide an opportunity to view the conditions at the property and also involve auditing resident files. The Quality Control Division, a sub-set of the Asset Management Department, will conduct Rental Integrity Monitoring (RIM) file audits on five percent of the on-site resident files in FY2008. Meanwhile, property managers will audit 100% of resident files and submit the findings to the Asset Management Department. RIM is a HUD initiative that helps public housing authorities reduce improper payments, as well as reduce errors in rent and income calculation during initial applicant processing and re-examination.

Errors in rent calculation require immediate resolution. The Asset Management Department will give the property managers a detailed summary report listing all deficiencies and require that property managers correct them within seven business days. If more than 15% of files at one location are deficient, property management staff must demonstrate that appropriate staff has been retrained or replaced, and where deficiencies are repeated, the property management company is sanctioned.

These RIM file audits will help guarantee that property managers are verifying income, calculating rent correctly, and that the CHA assures that revenue acquired through rent collection is secured. Although paying rent is only one part of lease compliance, it is imperative to meeting MTW Statutory Objective III of reducing cost and achieving greater cost effectiveness, by allocating funds needed for the CHA to maintain its objectives.

Conducting file audits and correcting errors enables the CHA to sustain a 98% target rent collection rate. In addition, by ensuring that CHA properties are adequately maintained and rent is collected in a timely manner, the CHA is ensuring that it will avoid any unnecessary expenses related to building repair or improper allocation of revenue. These activities demonstrate the CHA's commitment to meeting MTW Statutory Objective III of reducing cost and achieving greater cost effectiveness.

### **MAINTAINING ASSETS**

As part of an effective plan to reduce costs and achieve greater cost effectiveness, the CHA makes great strides to maintain its assets. One method in which the CHA will work to maintain its assets is through monitoring property management companies' adherence to the established property management benchmarks and sanctioning them for non-compliance. Benchmarks establish performance standards and enable property managers to be held accountable for their failure to

## MTW Statutory Objective III: Chapter 1. Reducing Costs and Achieving Greater Cost Effectiveness in Federal Expenditures in Public Housing

comply with these standards. (See MTW Statutory Objective I: Chapter 2. Operating Information – Public Housing for more information regarding the property management benchmarks.) As a result of this monitoring, deficiencies in a property manager’s performance can be identified with greater ease, and therefore, minimizing the corrective action that needs to be taken by the property managers, and ultimately, the CHA. The second method that the CHA will utilize to maintain its assets is through annual inspections of units, buildings, and common areas, which allows the CHA to reduce the cost of repairs by addressing issues before they worsen. The anticipated impact of maintaining assets on MTW Statutory Objective III is that such maintenance allows for better property management, which is expected to lead to reduced costs and greater cost effectiveness.

The Asset Management Department will conduct monthly meetings with property managers to evaluate and review their performance. By evaluating property managers’ performance and enforcing benchmarks, such as managing rent collection and decreasing calculation errors, the CHA achieves greater cost effectiveness. Where property managers are shown to be deficient in managing the benchmarks for each property, the CHA may impose financial penalties. Ultimately, the CHA may not renew or terminate a property management contract when material non-compliance results.

The CHA will continue conducting unit inspections twice a year as part of the CHA’s plan to keep its properties and units well maintained. The CHA hopes to identify issues at the onset before problems are exacerbated, and therefore the costs of repair will be kept to a minimum. The CHA has set as a benchmark that property managers inspect all public housing units and building systems in FY2008. The Quality Control Division will also conduct unit inspections, as well as common area inspections, to ensure compliance with Uniform Physical Conditions Standards. CHA quality control specialists have a goal for FY2008 to inspect five percent of residential units and 25% of all common areas. Where health and safety violations are found, the property manager is immediately notified to cure within 24 hours. Other findings are processed through a routine work order, and property managers are required to provide an action plan that lays out both the steps and timetable for correcting the cited violation. CHA quality control specialists then conduct a close-out inspection to ensure that property managers completed the action plan and that any deficiencies have been corrected.

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE



## MTW Statutory Objective III:

*Chapter 2. Reducing Costs and Achieving Greater Cost Effectiveness in Federal Expenditures in the Housing Choice Voucher Program*

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## MTW Statutory Objective III: Chapter 2. Reducing Costs and Achieving Greater Cost Effectiveness in Federal Expenditures in the Housing Choice Voucher Program

Starting in FY2006, the CHA collaborated with the Chicago Police Department (CPD), community stakeholders (e.g. block clubs, Aldermen, and community organizations), the City of Chicago, and other government agencies to create a strategy to better both the living conditions and the communities in which HCV Program participants live. The CHA foresees the anticipated impact of the ongoing initiatives and programs arising from this collaboration will meet MTW Statutory Objective III to reduce cost and achieve greater cost effectiveness in federal expenditures as well as improve living conditions for HCV Program participants. The CHA will continue to collaborate with the City of Chicago and community members to implement a landlord evaluation program and institute programmatic management strategies.

### COLLABORATION WITH THE CITY OF CHICAGO AND COMMUNITY MEMBERS



The CHA and the Chicago Police Department work together to inform both landlords and HCV Program participants about housing safety.

To improve the lives of HCV Program participants and the communities in which they live, the CHA will continue to work with the CPD, the Chicago Department of Housing, Chicago Department of Buildings, Chicago Department of Human Services, community stakeholders, and other City of Chicago Departments in FY2008. These entities and agencies will share information about buildings, landlords, and tenants so that problems may be resolved quickly

and effectively as a team. For example, in FY2008 the CHA plans to continue developing a strategy that partners the CPD, property owners, and landlords to end illegal activity at CHA properties.

The new strategy will target problem properties and hold both landlords and owners responsible for taking action against HCV Program participants who engage in criminal conduct. The anticipated impact of this ongoing MTW activity is that less HCV Program participants will engage in criminal

## MTW Statutory Objective III: Chapter 2. Reducing Costs and Achieving Greater Cost Effectiveness in Federal Expenditures in the Housing Choice Voucher Program

activity, which would jeopardize their continued eligibility for the Program. By ensuring more HCV Program participants are lease compliant, the CHA is ensuring that the federal subsidized Housing Assistance Program (HAP) is put to a more cost effective use in furtherance of MTW Statutory Objective III.

### **LANDLORD EVALUATION PROGRAM**

The landlord evaluation program examines landlord and owner activities, compliance with government agencies to reduce illegal activity at properties, as well as evaluates the property manager and landlord performance. In FY2008, the CHA HCV Program will continue community relations, as well as landlord training and Family Obligations Workshops as part of the landlord evaluation program. The CHA supports owner actions to enforce their lease agreements and provides landlords training opportunities so they can enhance their management knowledge.

In FY2008, the CHA HCV Program will use the Inquiry Management System (IMS) to respond to, track, and report situations causing an emergency health or safety issue for participant families, other situations requiring police involvement (e.g. violent criminal activity), and serious fraud involving large amounts of money. The IMS was established to ensure consistent practices to expedite resolution of high profile cases, to clarify tasks and persons responsible for doing them, and to establish accountability in assignments.

The landlord evaluation program has a tenant accountability component as well, because the CHA is looking to make both landlords and tenants accountable for the conditions of the properties. Both landlords and tenants are notified of complaints received that come to the CHA's attention from elected officials, community groups, and/or city agencies. In many of these cases, landlords and owners have not been aware of the problems brought to their attention. HCV Program participants will have the opportunity to respond to complaints and take corrective action.

## MTW Statutory Objective III: Chapter 2. Reducing Costs and Achieving Greater Cost Effectiveness in Federal Expenditures in the Housing Choice Voucher Program

### **ENSURING DECENT, SAFE, AND QUALITY HOUSING THROUGH MANAGEMENT INITIATIVES**

By working to ensure that HCV Program participants live in decent, safe, and quality conditions, the CHA looks to achieve greater cost effectiveness in the HAP given to owners and landlords who lease to these participants. The CHA makes certain that federal money is being used appropriately by landlords and owners, by conducting routine unit inspections and maintaining communication with landlords. Through these methods, the CHA remains committed to ensuring HCV Program participants receive access to decent, safe, and quality housing.



Every potential unit to be leased through the HCV Program is inspected prior to lease-up to ensure the dwelling is being maintained in decent, safe, and quality condition.

Below you will find key management initiatives the CHA will engage in during FY2008 as part of this effort:

- Education of tenants, landlords, and community leaders through workshops, trainings, and orientation sessions, as well as publications like the Owner Manual, the HCV Program Participants' Guide, monthly newsletters for landlords and owners, and a quarterly newspaper for HCV Program participants.
- Continuation of strict site and neighborhood policy enforcement for tenant-based vouchers. The strict Site and Neighborhood Policy states that units will fail an inspection and be denied admission to the HCV Program if they are located on a block that has visible or documented drug activity in the immediate vicinity, or more than three abandoned buildings, vacant lots or a combination of these within the immediate vicinity. Immediate vicinity is defined as on the same block or on the opposite side of the street of the block on which the subject building is located. A lot or abandoned building will not fail an inspection if active construction is taking place.
- Use of surveys and/or focus groups of property owners and landlords to identify areas of improvement in customer services in the administration of the HCV Program, as well as to find ways to expedite processes for landlords.
- Enforcement of the Marginal Unit Policy. Implemented in FY2006, this policy allows the CHA HCV Program to forecast and monitor units that may initially pass a HQS inspection, but

## MTW Statutory Objective III: Chapter 2. Reducing Costs and Achieving Greater Cost Effectiveness in Federal Expenditures in the Housing Choice Voucher Program

could potentially fall out of compliance with HQS in less than 90 days. The Marginal Unit Inspection applies stricter requirements than in a HQS inspection. Below is a summary of the Marginal Unit Policy:

- For pre-contract HQS inspections, if a unit meets the basic HQS but has not been updated or partially rehabilitated recently, it must also pass a Marginal Unit Test. If the unit does not pass this additional test, it will be barred from the Program and cannot be considered for a future pre-contract HQS inspection until it has received upgrades or been partially rehabilitated.
- For units already in the HCV Program, they are classified as marginal when: 1) there are more than six violations during a complaint or interim inspection; 2) there are more than 11 violations during an annual inspection; or 3) there is a citation for “above de minimus” deteriorated paint violations for two or more consecutive years during annual inspections.
- Owners of units classified as marginal have 30 days to repair the unit, or 24 hours for emergency violations.
- If a unit fails the inspection again after the 30-day or 24-hour timeframe, the tenant will be issued moving papers, the HAP contract will be cancelled, and the unit will be barred from the HCV Program until it has received upgrades or been partially rehabilitated.
- If the owner completes the necessary repairs and the unit passes the re-inspection, a Six-Month Marginal Unit Follow-Up Inspection is scheduled to ensure that the owner is maintaining the unit in accordance with HQS.
- If at the time of the six-month inspection the unit fails to meet HQS and the Marginal Unit Test, the HAP contract will be cancelled, and the unit will be barred from the program until it has received upgrades or been partially rehabilitated.

### **OTHER COST REDUCTION STRATEGIES**

In addition to implementing new and continuing current cost reduction initiatives to ensure that HCV Program participants live in decent, safe, and quality housing, the CHA plans to consider the following strategies in an effort to streamline HCV Program operational costs:

- Develop a rent simplification model;
- Implement triennial re-examinations for both elderly and disabled participants; and
- Increase owner participation in the HAP payment direct deposit feature.

During FY2008, the CHA will review and evaluate the cost and benefits of pursuing these strategies, and where viable, create an implementation plan.

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE



## MTW Statutory Objective III:

*Chapter 3. Resource Development and Project-Based Budgeting and Accounting*

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## MTW Statutory Objective III: Chapter 3. Resource Development and Project-Based Budgeting and Accounting

In an effort to augment federal funding the CHA receives from HUD, the CHA will continue to foster relationships with outside entities in FY2008. These relationships and the revenue they generate will provide the CHA with greater opportunity for cost effectiveness in federal expenditures and assist the CHA in promoting MTW Statutory Objective III. Moreover, the CHA will work diligently to implement project-based budgeting/accounting in FY2008, as mandated by HUD. Project-based budgeting/accounting will require the CHA to monitor operating costs for a development by development basis, which will allow the CHA to focus on reducing costs as required by MTW Statutory Objective III.

### **RESOURCE DEVELOPMENT**

The CHA seeks financial resources in the form of government, corporate, and private foundation grants from external partners such as: the Association of Fundraising Professionals, the Foundation Center, The Chronicle of Philanthropy, and the John D. and Catherine T. MacArthur Foundation (MacArthur Foundation). For FY2008, the CHA plans to raise \$5 million in external support. The totality of funding received will assist the CHA in meeting current capital needs and bring rise to community revitalization and family self-sufficiency programs for public housing residents now and in the future. In addition, the CHA will continue to work with the Partnership for New Communities and Windows of Opportunity, Inc. to collect and allocate resources to inure to the benefit of public housing residents. The anticipated impact of acquiring funding from alternative resources on MTW Statutory Objective III of reducing costs and achieving greater costs effectiveness in federal expenditures is that the CHA will expand its financial reach, which allows for greater cost effectiveness in meeting the monetary needs under the Plan for Transformation.

#### **Partnership for New Communities**

The Partnership for New Communities (Partnership), a not-for-profit philanthropic organization founded by the Chicago Community Trust and the MacArthur Foundation, plays a vital role in furthering the CHA's objective of reducing costs and achieving greater cost effectiveness in federal expenditures.

The Partnership works in conjunction with the CHA to promote large-scale economic revitalization in areas where CHA mixed-income/mixed-finance communities are located. Through this collaboration, the CHA enlists the Partnership to fund research and market analysis, which identifies economic

## MTW Statutory Objective III: Chapter 3. Resource Development and Project-Based Budgeting and Accounting

opportunities in emerging neighborhoods, and supports programs involving business investments and participation in emerging communities. By funding services that enhance the ability of community residents to access these new economic opportunities, the Partnership is also working towards stabilizing mixed-income/mixed-finance communities and making each prosperous. Through the continued expansion of funding options in FY2008, the CHA is advancing MTW Statutory Objective III of reducing cost and achieving greater cost effectiveness in federal expenditures.

### Windows of Opportunity



Windows of Opportunity partners with Gene Chandler “The Duke of Earl” and his organization Project Happiness to distribute Christmas trees to residents for the 2007 Holiday season.

Windows of Opportunity (Windows) is a not-for-profit organization that provides academic scholarships to CHA residents who are working toward economic self-sufficiency. Thus far, Windows has distributed \$400,000 in financial support to more than 600 scholarship recipients from 18 different public housing developments across Chicago. The financial assistance provided by Windows in support of the Plan assists the CHA in continuing its commitment to making residents economically self-sufficient. This allows other financial resources to be put toward capital needs for rebuilding the physical infrastructure of CHA properties and furthers the

CHA’s MTW Statutory Objective III by achieving greater cost effectiveness in its federal expenditures. (See MTW Statutory Objective II: Chapter 2. Job Preparedness for CHA Residents for more information on Windows activities in FY2008.)

## **IMPLEMENTATION OF PROJECT-BASED BUDGETING AND ACCOUNTING**

Pursuant to new operating fund mandates by HUD, in FY2008, the CHA will continue transitioning to a project-based budgeting/accounting (PBBA) system. The new system will require the CHA to develop and maintain budgets and accounts for each Asset Management Project (AMP), in order to keep a real-time report of the actual revenues and expenses associated with each AMP. When

## MTW Statutory Objective III: Chapter 3. Resource Development and Project-Based Budgeting and Accounting

implemented, the PBBA system will serve as a vehicle for the CHA in its conformance to MTW Statutory Objective III.

Under the previous system, the CHA received federal funding at the entity level and budgeted for services at the authority-wide level. Upon implementation, in FY2008, the PBBA system will better enable the CHA to distinguish the financial costs directly related to the operations of CHA AMPs from central office costs.

As a part of the new PBBA system, in FY2008, the CHA will be evaluated on both the physical condition of each of its properties, as well as the fiscal performance and management practices conducted in order to adequately maintain its housing stock. Success of the PBBA system will be measured by how much profit the CHA returns at each of its AMPs. Although funds will be allocated at an AMP level, when a property retains excess revenues, the CHA may use those funds in a fungible manner. This enables the CHA to maintain a certain level of flexibility in its expenditures. The PBBA system will assist the CHA in meeting MTW Statutory Objective III by enabling the CHA to manage its finances at the micro level; maximizing the likelihood of reducing cost and achieving greater cost effectiveness in federal expenditures.

The core principles driving the reform of CHA's current budgeting and accounting systems to the PBBA system will assist the CHA in providing greater attention to operating costs, building maintenance, and management at each of the CHA's properties. As properties are managed more efficiently, operating costs will most likely be reduced. Additionally, when CHA buildings are better maintained, the less likely it will be that large financial expenditures will be incurred, and material repairs will be kept to a minimum. Through both these strategies, the CHA is making great strides in reducing costs and achieving greater costs effectiveness in federal expenditures.

### **Testing and Training**

In FY2008, CHA staff and property management companies will be trained on the following to assist in a successful transition to the PBBA system: AMP number assignment, accounting principles, and budget practices. Additionally, the CHA Asset Management Department will be trained on the new account structure and coding of all financial transactions so proper accounting of activities at each AMP can be recorded accurately. By training CHA staff on the requisite budgeting and accounting

## MTW Statutory Objective III: Chapter 3. Resource Development and Project-Based Budgeting and Accounting

principles under the PBBA system, by enabling staff to become more productive in time spent working. The CHA is furthering MTW Statutory Objective III of decreasing cost and achieving greater cost effectiveness in federal expenditures.

### Implementation

At the end of FY2008, the CHA assets must exceed its liabilities in order for funding to remain fungible between AMPs in the next fiscal year. In order to reach this goal, the CHA has hired a third-party to work side by side with the CHA Information Technology Services Department to ensure that all financial reports and interfaces are properly converted to the PBBA system. During both late FY2007 and early FY2008, the CHA will continue to create the new accounting infrastructure that will need to be in place in order for full implementation of the PBBA system to occur. The CHA will require property managers to attend training on the asset management and operations aspect of the PBBA system. The training will be spread out over a three-week period and conducted through six classroom style training sessions. Participants will be familiarized with the new accounting format as it relates to purchase order and requisition procedures, as well as instructed on how to create new property listings for AMPs in conformance with the PBBA system.

CHA Funding Sources & Uses			
Total sources and uses for the Agency in FY2008 are estimated at \$922.5 million. Below are narrative explanations for each line item:			
Sources of Funding	FY2007 Revised Budget	FY2008 Proposed Budget	FY2008 Explanations
Rental Income/Public Housing	\$34,933,915	\$36,569,769	This figure is based on the projected occupancy rates for each property.
Rental Income/City State	221,899	317,341	This amount is based on projected occupancy and HUD approved HAP contract for CHA's LeClaire Courts (City State) property.
Non-dwelling Rentals/Public Housing	671,000	-	There is no rental income due to the relocation of our Section 8 third party administrator to CHA's new headquarters.
Other Income	2,695,000	491,000	Includes income received from the lease of CHA rooftops and other miscellaneous revenue sources.
Administrative Income	26,016,465	25,993,486	Projected based on income earned for administering the Section 8 (HCV and Mod-Rehabilitation) Program in FY2007.
Investment Income	7,637,500	6,750,000	Projected based on projected portfolio balance multiplied by the current U.S. Treasury Security benchmarks.
<b>Sub-total Rents and Other Income</b>	<b>\$72,175,779</b>	<b>\$70,121,596</b>	
City-State Subsidies	\$1,229,763	\$732,049	Based on contract rent amount (LeClaire Courts) for Housing Assistance, assuming current occupancy levels.
Other Funding- Non-Capital	4,587,310	1,577,762	Includes funding expected to be received for the Summer Food Program, MacArthur, Earnfare, and the Resident Opportunity and Self Sufficiency Grant (ROSS).
Other Funding- Capital	12,944,487	15,807,095	Includes funds to redevelop four sites (Horner, Lake Parc, Cabrini and Madden Wells).
Federal Operating Subsidies	153,237,043	153,946,888	Formula based calculation in accordance with MTW Agreement. The subsidy is based on 28,514 units less an adjustment of units scheduled for demolition.
Hope VI Grants	45,742,028	48,859,786	Approximately \$48.9 million of Hope VI funds are projected to be spent in FY2008. The funds will be used for demolition and relocation activities at Cabrini, Madden Park/Wells, Horner, and Dearborn Developments.
Capital Fund Carryover	28,052,874	19,389,102	Carryover of \$19.4 million of prior year grants.
Capital Reserve Fund	32,548,000	-	There are no Capital Reserve Funds projected to be available in FY2008.
Capital Fund Program	118,536,121	119,753,858	Based on an FY2007 award of \$119.8 million.
<b>Sub-total Grants and Subsidies</b>	<b>\$396,877,626</b>	<b>\$360,066,540</b>	

## MTW Statutory Objective III: Chapter 3. Resource Development and Project-Based Budgeting and Accounting

CHA Funding Sources & Uses			
Total sources and uses for the Agency in FY2008 are estimated at \$922.5 million. Below are narrative explanations for each line item:			
Sources of Funding	FY2007 Revised Budget	FY2008 Proposed Budget	FY2008 Explanations
Section 8 Grant	\$470,735,934	\$492,314,950	Estimated based upon 35,171 MTW Vouchers and 13,523 demolition vouchers, and 1,312 units in the Mod Rehab Program.
<b>Sub-total Section 8 Funds</b>	<b>\$470,735,934</b>	<b>\$492,314,950</b>	
<b>Total Sources</b>	<b>\$939,789,339</b>	<b>\$922,503,086</b>	
Uses of Funding	FY2007 Revised Budget	FY2008 Proposed Budget	FY2008 Explanations
Administrative Expenses	\$38,771,128	\$37,263,255	Includes staff for all central office support functions, related fringe benefits and administrative sundry.
Operations & Capital Construction (Admin)	10,818,885	9,128,510	Includes administrative expenses for the Operations' Departments (Asset Management, Occupancy Control, Quality Control) , and the Capital Construction Department.
Development (Admin)	3,061,213	3,045,081	Includes \$3.0 million in administrative expenses for the Office of Development Management.
Resident Services	11,242,816	9,994,325	Based upon services received from various Agencies whose resources focus on improving the lives of residents, such as: Community and Supportive Services and CAC support. In addition, services funded from grants other than public housing: Job Training and Summer Food, etc.
General Expense	15,135,553	13,863,932	Reflects centralized costs for the following: Rent, Accounting & Audit Fees, Telephone, Insurance, Terminal Leave and Interest expense.
<b>Total Operating Expenses</b>	<b>\$79,029,595</b>	<b>\$73,295,103</b>	
Utilities	\$32,863,380	\$31,736,704	Reflects projected utility costs (water, sewer, electricity, gas) based on consumption and negotiated contracts with vendors.
Safety & Security	18,633,736	6,633,736	Includes amounts provided to the City of Chicago Police Department for targeted patrols. Excludes amounts spent on contracted guards at senior and family properties, which are included under Property Management.
Architectural & Engineering Fees	16,910,579	12,320,358	Fees for Architectural, Engineering, and Construction Management services associated with the Agency's Plan for Transformation.
Property Management	118,246,923	108,715,021	Includes \$107.6 million in Public Housing Property Expenses and \$1.1 million for City/State (LeClaire Courts) Property Expenses.
Building Improvements	221,096,338	230,212,795	Reflects planned rehabilitation and redevelopment activities related to the Plan for Transformation.
Interest Expense	35,973,425	35,663,000	FY2008 represents the second year of debt service of principal paydown. The amount reflects principal and interest expense due on Bonds (\$6.2M interest and \$29.5M principal).
<b>Total Property Expenses</b>	<b>\$443,724,381</b>	<b>\$425,281,614</b>	
Contract Management Fees	\$23,999,493	\$25,000,000	Fees to private contractor to administer the Section 8 Housing Choice Voucher (HCV) Program.
Resident Outreach & Supportive Services	42,257,918	39,256,239	Includes administrative costs and represents Hope VI and Section 8 HCV funding for housing and community outreach and contract management and reporting.
Housing Assistance Payments	350,777,952	359,670,130	Estimated based on 35,221 MTW Units, and 1,312 vouchers in the Mod-Rehab Program.
<b>Total Section 8 Housing</b>	<b>\$417,035,363</b>	<b>\$423,926,369</b>	
<b>Total Uses</b>	<b>\$939,789,339</b>	<b>\$922,503,086</b>	

# Appendices

1. CONVERSION PLAN UPDATE
2. MOVING TO WORK CROSSWALK
3. DECONCENTRATING POVERTY
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. VACANCY RATE REPORT
16. PUBLIC COMMENTS
17. CERTIFICATIONS
18. SUBMISSIONS REQUIRED FOR THE RECEIPT 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. All buildings at Robert Taylor Homes and Stateway Gardens have been demolished and the residents have been relocated in accordance with prior plans. Below you will find discussion of those properties that failed the Section 202 viability test but have not yet been completely demolished.

### FY2008 DEMOLITION ACTIVITY FOR SECTION 202 DEVELOPMENTS

The CHA plans to conduct demolition activity in FY2008 at Frances Cabrini Extension South as indicated below.

Development Name/Address	Development Number	Total Number of Units	Number of Units by Bedroom							Year of Planned Demolition
			0	1	2	3	4	5	6+	
<b>Frances Cabrini Extension South<sup>^</sup></b>										
911 N HUDSON AVE	177	65	1	12	35	12	2	3	0	FY2008
862 N SEDGWICK ST	177	64	0	13	35	11	3	2	0	FY2008

<sup>^</sup> Under litigation/negotiation.

### MODIFICATIONS TO THE FY2007 RELOCATION SCHEDULE OF DEVELOPMENTS SUBJECT TO SECTION 202

The CHA has modified the FY2007 relocation schedule of William Green Homes.

Development Name/Address	Development Number	Total Number of Units	Number of Units by Bedroom							Revision
			0	1	2	3	4	5	6+	
<b>William Green Homes</b>										
660 W DIVISION ST	176	134	0	6	42	58	18	10	0	Building closure has been moved from FY2008 to FY2009.

### FY2008 REPLACEMENT VOUCHERS

The CHA will not request additional replacement vouchers in FY2008.

### FY2008 RELOCATION SCHEDULE OF DEVELOPMENTS SUBJECT TO SECTION 202

The planned building closure schedule for FY2008 for Frances Cabrini Extension South is listed below.

Development Name/Address	Development Number	Total Number of Units	Number of Units by Bedroom						
			0	1	2	3	4	5	6+
<b>Frances Cabrini Extension South<sup>^</sup></b>									
911 N HUDSON AVE	177	65	1	12	35	12	2	3	0
862 N SEDGWICK ST	177	64	0	13	35	11	3	2	0

<sup>^</sup> Under litigation/negotiation.

## Appendix 1: Conversion Plan Update

### **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 stating the hearing times and locations were mailed to residents living in developments slated for demolition and published in three local papers.

Additionally, resident communication regarding buildings in developments subject to Section 202 takes place annually with public comment periods and hearings for each Annual Plan. The public comment period for the FY2008 Annual Plan was held from November 7, 2007 through December 6, 2007. A public comment hearing was held November 20, 2007 at the University Center at 6:00 p.m. The CHA placed advertisements in three Chicago Newspapers (*the Sun-Times, Defender, and Hoy*) to inform residents and the public about the upcoming public comment period and hearing. Moreover, the CHA advised residents of the public comment period and hearing in an insert included with their September 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 Program & 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 Program & Wait List Demographic Information
	B. Number and characteristics of households on wait lists. Wait list issues and proposed actions.	MTW Statutory Objective I: Chapter 4. Operating Information - Wait List Activities Appendix 5: Public Housing Wait List Demographic Information Appendix 7: Housing Choice Voucher Program & 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.	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing Appendix 3: Deconcentration Appendix 14: Senior Designated Housing Plan Update
	B. Plans for changes in rent policy for following year.	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing
Relocation Updates	A. Plans for next year for relocation of residents.	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing
Capital Improvements and Development (Annual and Five-Year Projections)	A. Projected delivery of units in current year.	MTW Statutory Objective I: Chapter 1. Public Housing Revitalization
	B. Projected delivery of units through remainder of Plan for Transformation.	MTW Statutory Objective I: Chapter 1. Public Housing Revitalization
	C. Projected units under construction for current and next years.	MTW Statutory Objective I: Chapter 1. Public Housing Revitalization
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.	MTW Statutory Objective I: Chapter 1. Public Housing Revitalization 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.	MTW Statutory Objective I: Chapter 1. Public Housing Revitalization MTW Statutory Objective I: Chapter 3. Operating Information - Housing Choice Voucher Program	

## Appendix 2: Moving To Work Crosswalk

Category	Requirement	Location
<b>Management Information for Owned/Managed Units</b>	A. Work orders:	
	1. Emergency Work Orders goal;	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing
	2. Non-emergency Work Orders goal; and	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing
	3. Outstanding Non-emergency Work Orders goal.	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing
	B. Inspections:	
	1. Goal for annual inspection of dwelling units; and	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing MTW Statutory Objective III: Chapter 1. Reducing Costs and Achieving Greater Cost Effectiveness in Federal Expenditures in Public Housing
	2. Goal for annual inspection of building systems.	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing MTW Statutory Objective III: Chapter 1. Reducing Costs and Achieving Greater Cost Effectiveness in Federal Expenditures in Public Housing
	C. Income Verification and Rent Calculation:	
	1. Goal for increased percent of correct income verification;	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing
	2. Goal for increased percent of correct rent calculation;	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing MTW Statutory Objective III: Chapter 1. Reducing Costs and Achieving Greater Cost Effectiveness in Federal Expenditures in Public Housing
	3. Goal for outstanding re-certifications; and	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing
	4. Steps to reach goal.	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing MTW Statutory Objective III: Chapter 1. Reducing Costs and Achieving Greater Cost Effectiveness in Federal Expenditures in Public Housing
	D. Other management goals for next year.	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing MTW Statutory Objective III: Chapter 1. Reducing Costs and Achieving Greater Cost Effectiveness in Federal Expenditures in Public Housing
	<b>Security</b>	A. Narrative describing security issues and proposed actions. Details may include:
1. Criminal Activity Eviction (also referred to as One-Strike) activities and plans for coordination with local government on anti-crime activities.		MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing
2. Screen applicants - policy plans in the Admissions and Continued Occupancy Policy (ACOP) and plans for next year, if applicable.		MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing
3. Lease enforcement - policy and plans for lease enforcement related to security.		MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing
<b>Senior Designated Housing Plan Update</b>	A. Update on status of Senior Designated Housing Plan.	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing Appendix 14: Senior Designated Housing Plan Update

## Appendix 2: Moving To Work Crosswalk

Category	Requirement	Location
<b>Resident Programs</b>	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.	MTW Statutory Objective II: Chapter 1. Economic Self-Sufficiency Tools
	B. Description of activities, issues, and proposed actions. Details may include:	MTW Statutory Objective II: Chapter 1. Economic Self-Sufficiency Tools MTW Statutory Objective II: Chapter 2. Job Preparedness for CHA Residents MTW Statutory Objective II: Chapter 3. Social Services
	1. Economic self-sufficiency: Describe plans for the service delivery systems with Chicago Department of Human Services (CDHS).	MTW Statutory Objective II: Chapter 1. Economic Self-Sufficiency Tools MTW Statutory Objective II: Chapter 3. Social Services
	2. Describe plans for job training, Section 3, and resident initiatives.	MTW Statutory Objective II: Chapter 2. Job Preparedness for CHA Residents
	3. Resident participation: describe plans.	MTW Statutory Objective II: Chapter 1. Economic Self-Sufficiency Tools MTW Statutory Objective II: Chapter 2. Job Preparedness for CHA Residents MTW Statutory Objective II: Chapter 3. Social Services MTW Statutory Objective III: Chapter 2. Reducing Cost and Achieve Greater Cost Effectiveness in Federal Expenditures in the Housing Choice Voucher Program
<b>Management Information for Leased Housing</b>	Management information will be monitored for the vouchers allocated for lease-up in the Annual Plan.	
	A. Leasing Information	
	1. Units projected to be under lease during next year, including allocated vouchers under the MTW Plan.	MTW Statutory Objective I: Chapter 3. Operating Information - Housing Choice Voucher Program
	2. Target lease-up rate at end of period.	MTW Statutory Objective I: Chapter 3. Operating Information - Housing Choice Voucher Program
	3. Plans regarding:	
	a. Ensuring rent reasonableness; and	MTW Statutory Objective I: Chapter 3. Operating Information - Housing Choice Voucher Program
	b. Expanding housing opportunities.	MTW Statutory Objective I: Chapter 3. Operating Information - Housing Choice Voucher Program
	B. Inspection Strategy	
	1. Results of strategy, including:	MTW Statutory Objective I: Chapter 3. Operating Information - Housing Choice Voucher Program
	a. Planned inspections to be completed by category:	MTW Statutory Objective I: Chapter 3. Operating Information - Housing Choice Voucher Program
	i. Annual HQS inspections;	MTW Statutory Objective I: Chapter 3. Operating Information - Housing Choice Voucher Program
	ii. Pre-contract HQS inspections; and	MTW Statutory Objective I: Chapter 3. Operating Information - Housing Choice Voucher Program
	iii. HQS Quality Control inspections.	MTW Statutory Objective I: Chapter 3. Operating Information - Housing Choice Voucher Program

## Appendix 2: Moving To Work Crosswalk

Category	Requirement	Location
<b>Management Information for Leased Housing (continued)</b>	b. HQS Enforcement.	MTW Statutory Objective I: Chapter 3. Operating Information - Housing Choice Voucher Program
	Lease strategy will provide information on the plans and progress to place all vouchers into service by the end of the Plan for Transformation.	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing MTW Statutory Objective I: Chapter 3. Operating Information - Housing Choice Voucher Program
	C. Leasing strategy	
	1. Description of plans and strategy to lease all replacement vouchers by the end of the Plan for Transformation.	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing
<b>Sources and Amounts of Funding</b>	A. Identify and discuss all sources and amounts of funding included in consolidated budget statement.	MTW Statutory Objective III: Chapter 3. Resource Development and Project-Based Budgeting and Accounting
	B. Identify and discuss sources, amounts, and planned uses of special purpose funds outside the consolidated budget (e.g. DEG).	MTW Statutory Objective III: Chapter 3. Resource Development and Project-Based Budgeting and Accounting
	C. Consolidated Budget Statement	MTW Statutory Objective III: Chapter 3. Resource Development and Project-Based Budgeting and Accounting
<b>Uses of Funds</b>	A. Planned expenditures by line item.	MTW Statutory Objective III: Chapter 3. Resource Development and Project-Based Budgeting and Accounting
	B. Description of proposed activities/investment by line item including explanation of changes from previous budgets.	MTW Statutory Objective III: Chapter 3. Resource Development and Project-Based Budgeting and Accounting
<b>Other Information Required by HUD</b>	A. Board Resolution:	
	1. Adopting Plan; and	Appendix 17: Certifications
	2. Certifying that Public Hearing requirements were met.	Appendix 16: Public Comments Appendix 17: Certifications
	B. Required certifications and other submission from which the Agency is not exempted by MTW.	Appendix 17: Certifications
	C. Submissions required for the receipt of funds.	Appendix 18: Submissions Required for the Receipt of Funds
	D. Description of how the CHA is meeting the requirements of the Carbon Monoxide Alarm Detector Act.	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing
	E. Text satisfying the requirements of the Violence Against Women And Department of Justice Reauthorization Act of 2005, Public Law 109-162, and the United States Housing Act of 1937, as amended.	MTW Statutory Objective I: Chapter 2. Operating Information - Public Housing
F. 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.	On November 27, 2007, the CHA provided HUD with correspondance detailing the distribution of vouchers to be designated as Block Grant Housing Choice Voucher units as well as HAP MTW Housing Choice Voucher units. Pertinent to Amendment III to the MTW Agreement, this requirement has been fulfilled.	

## Appendix 3: Deconcentrating Poverty

The CHA, through both its Plan for Transformation and compliance with the MTW Statutory Objectives is making great strides in deconcentrating poverty throughout the city of Chicago. During FY2008, the CHA will further its commitment of increasing housing options and providing greater opportunities for self-sufficiency amongst low-income families within the Chicago community. The CHA has established the following three-fold approach to meet these objectives.

### *Increasing Housing Options*

The CHA uses numerous strategies to expand the amount of affordable housing options in Chicago. Through both rehabilitation and redevelopment efforts the CHA is working to revitalize 25,000 units of public housing. Newly redeveloped units will be dispersed amongst new mixed-income/mixed-finance communities, and will allow CHA residents to live in units indistinguishable from their affordable and market-rate counter parts.

In addition to revitalizing its own housing stock, the CHA continues to provide Housing Choice Voucher (HCV) opportunities to individuals and families. The HCV Program enables participants to reside in housing that may otherwise fall outside of their budget, by subsidizing a portion of participants' monthly rent with a Housing Assistance Payment.

### *Dedensifying Neighborhoods*

Through the redevelopment efforts under the Plan, traditional public housing that was previously comprised of many gallery and high-rise style buildings is being demolished to make way for mid-rise, walk-up, and flat style apartments, condominiums, and single family housing opportunities for public housing residents. This approach to revitalization will allow CHA residents to be interspersed among people from a host of diverse backgrounds and cultures and throughout a multitude of Chicago neighborhoods. Furthermore, through the rehabilitation of family housing sites, the CHA deconcentrates poverty by reducing the number of public housing units at a site after rehabilitation is complete, and replacing them with green space, parking lots, and playgrounds.

### *Preparing Residents for Self-Sufficiency*

The CHA uses a variety of methods to encourage its residents on the road to self-sufficiency. By providing residents with the skills necessary to further their education and/or prepare for the world of work, the CHA is offering its residents an opportunity to care for themselves and their families without a government subsidy for housing.

## Appendix 3: Deconcentrating Poverty

In compliance with federal regulations mandated by HUD, the CHA also carries out specific deconcentration of poverty efforts at its family developments where the development is comprised of 100 or more dwelling units that 1) have not been approved for demolition or conversion; or 2) lack a HUD-approved mixed-finance plan that uses HOPE VI or public housing funds approved prior to the date of the rule. The CHA must establish an average annual household income (AAHI) for each family development falling within the defined criterion and determine if the average annual income falls above, below, or within the Established Income Range (EIR). The applicable EIR boundaries are as follows:

- Lower Boundary - 85% of the AAHI of the applicable developments; and
- Upper Boundary - 30% of the Chicago Area Median Income (\$20,940)<sup>1</sup>.

For developments with an AAHI falling outside the EIR (\$10,204 - \$20,940), the CHA will develop a deconcentration plan to bring itself back into compliance. The CHA's current housing stock is comprised of eight developments that fall outside the EIR and 14 developments that fall within the EIR. The following charts detail the average annual household income for each CHA development and highlights where each falls in relation to the EIR. All developments falling below the EIR are either in the rehabilitation or redevelopment phase under the CHA's Plan for Transformation. Resultantly, residents at these developments are afforded the benefit of the CHA's deconcentration of poverty efforts through increased access to supportive services, expanded affordable housing options, and relocation to new mixed-income/mixed-finance communities scattered throughout the Chicagoland area. Three CHA developments: 1) Randolph Towers, 2) Rockwell Gardens, and 3) Stateway Gardens have been either closed or demolished and are no longer subject to the applicable deconcentration regulations per 24 CFR § 903.2 (b)(2)(iv).

---

<sup>1</sup> The Chicago Area Median Income (AMI) is determined by HUD on an annual basis. For FY2007 the Chicago AMI is \$69,800.

**Appendix 3: Deconcentrating Poverty**

<b>Developments with Average Annual Household Incomes Below the EIR (\$10,204 - \$20,940)</b>		
<b>Development</b>	<b>Average Annual Household Income*</b>	<b>Explanation for Average Incomes Below the EIR</b>
Altgeld Gardens	\$10,099	The rehabilitation of this development is ongoing and will continue through the end of the Plan for Transformation. The number of public housing units per square foot will be reduced in accordance with the rehabilitation plan.
Dearborn Homes	\$8,297	The CHA began rehabilitating Dearborn Homes in FY2007 and construction will continue in FY2008. 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.
Frances Cabrini Extension South	\$8,904	The planning for the redevelopment of this site is in progress. The CHA will be incorporating deconcentration strategies into the final redevelopment plan. See MTW Statutory Objective I: Chapter 1. Public Housing Revitalization for more information.
Harold Ickes Homes	\$7,950	Harold Ickes Homes will be revitalized under the Plan. When complete, the CHA will implement deconcentration strategies once revitalization is complete and after all Right of Return options are satisfied.
Lathrop Homes	\$8,772	The planning for the redevelopment of this site is in progress. The CHA will be incorporating deconcentration strategies into the final redevelopment plan. See MTW Statutory Objective I: Chapter 1. Public Housing Revitalization for more information.
Trumbull Park Homes	\$9,197	The CHA will complete the rehabilitation of Trumbull Park Homes in FY2007. The CHA will institute deconcentration strategies upon completion of rehabilitation and after all Right of Return options are satisfied. When fully occupied, the CHA anticipates that the average annual household income will fall within the EIR.
William Green Homes	\$10,110	The planning for the redevelopment of this site is in progress. The CHA will be incorporating deconcentration strategies into the final redevelopment plan. See MTW Statutory Objective I: Chapter 1. Public Housing Revitalization for more information.

Note: The average annual household income of all developments subject to the rule is \$12,005.

\*As of September 30, 2007.

**Appendix 3: Deconcentrating Poverty**

**Developments with Average Annual Household Incomes Above the EIR  
(\$10,204 - \$20,940)**

<b>Development</b>	<b>Average Annual Household Income*</b>
--------------------	---

Governor Henry Horner Homes [Horner Annex (Adams & Wood), Scattered, and Westhaven]	\$22,384
---	----------

Note: The average annual household income of all developments subject to the rule is \$12,005.

\*As of September 30, 2007.

**Developments with Average Annual Household Incomes Within the EIR  
(\$10,204 - \$20,940)**

<b>Development</b>	<b>Average Annual Household Income*</b>
--------------------	---

Bridgeport Homes	\$11,759
Frances Cabrini Rowhouses	\$11,097
Lakefront Homes	\$20,605
Lawndale Gardens	\$12,867
Lowden Homes	\$12,175
LeClaire Courts Extension	\$10,627
Phillip Murray Homes	\$13,731
Scattered Site-Northcentral	\$13,856
Scattered Site-Northeast	\$14,088
Scattered Site-Southeast	\$12,727
Scattered Site-Southwest	\$14,101
Scattered Site-West	\$11,634
Washington Park Homes	\$12,562
Wentworth Gardens	\$10,684

Note: The average annual household income of all developments subject to the rule is \$12,005.

\*As of September 30, 2007.

## Appendix 4: Public Housing Stock and Demographic Information

The following charts (Appendix 4 – 6) show the public housing stock and the demographics of the CHA public housing resident population and public housing wait lists. The data documents 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 over the course of FY2008. By the end of FY2008, the CHA anticipates that there will be close to 31,000 residents in its public housing program, approximately the same number served on September 30, 2007. 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 FY2008. 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.

<b>Family Housing Demographics as of September 30, 2007 from the Yardi Database*</b>	
<b>Housing Stock &amp; Occupancy</b>	
Total Units	15,934
Occupied Units	8,015
Total Number of Residents	22,244
Average Family Size	2.8
<b>Unit Size (All Occupied Units)</b>	
0 Bedroom	16
1 Bedroom	1,041
2 Bedrooms	2,723
3 Bedrooms	3,450
4 Bedrooms	734
5 Bedrooms	48
6 Bedrooms	3
7+ Bedrooms	0
<b>Gender (All Residents)</b>	
Female	14,267
Male	7,977

<b>Senior Housing Demographics as of September 30, 2007 from the Yardi Database*</b>	
<b>Housing Stock &amp; Occupancy</b>	
Total Units	9,175
Occupied Units	7,844
Total Number of Residents	8,571
Average Family Size	1.1
<b>Unit Size (All Occupied Units)</b>	
0 Bedroom	795
1 Bedroom	7,048
2 Bedrooms	1
3 Bedrooms	0
4 Bedrooms	0
5 Bedrooms	0
6 Bedrooms	0
7+ Bedrooms	0
<b>Gender (All Residents)</b>	
Female	4,264
Male	4,307

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

## Appendix 4: Public Housing Stock and Demographic Information

### Family Housing Demographics as of September 30, 2007 from the Yardi Database\*

Age (All Residents)	
0-20 years old	11,580
21-61 years old	9,088
62 years old and over	1,574
Unknown/Under Reported/Over Reported	2

Race & Ethnicity (All Residents)	
White	2,740
Black	19,187
Native/Alaskan	90
Asian/Pacific Islander	118
Unknown/Under Reported/Over Reported	109
Hispanic**	

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

Annual Income Range (Number of Households) & Average Annual Household Income	
\$0-3,999	867
\$4,000-7,999	2,136
\$8,000-15,999	1,903
\$16,000-27,999	1,291
\$28,000-35,999	431
\$36,000 and greater	452
Unknown/Under Reported/Over Reported	935
Average Annual Household Income	\$12,671

Selected Income Sources (Number of Households)	
Employed	3,537
SSI	2,923
Social Security	1,835
TANF**	1,408
General Assistance	132

\*\*TANF includes AFDC and Earn Fare

Area Median Income (AMI) (Number of Households)	
Annual income less than 30% of AMI	6,389
Annual income 30-50% of AMI	995
Annual income 51-80% of AMI	446
Annual income 81% or greater of AMI	147
Unknown/Under Reported/Over Reported	38

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

### Senior Housing Demographics as of September 30, 2007 from the Yardi Database\*

Age (All Residents)	
0-20 years old	12
21-61 years old	1,039
62 years old and over	7,520
Unknown/Under Reported/Over Reported	0

Race & Ethnicity (All Residents)	
White	2,299
Black	5,290
Native/Alaskan	62
Asian/Pacific Islander	869
Unknown/Under Reported/Over Reported	51
Hispanic**	

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

Annual Income Range (Number of Households) & Average Annual Household Income	
\$0-3,999	192
\$4,000-7,999	3,678
\$8,000-15,999	3,284
\$16,000-27,999	567
\$28,000-35,999	59
\$36,000 and greater	22
Unknown/Under Reported/Over Reported	42
Average Annual Household Income	\$9,861

Selected Income Sources (Number of Households)	
Employed	360
SSI	3,982
Social Security	5,237
TANF**	532
General Assistance	785

\*\*TANF includes AFDC and Earn Fare

Area Median Income (AMI) (Number of Households)	
Annual income less than 30% of AMI	7,218
Annual income 30-50% of AMI	537
Annual income 51-80% of AMI	81
Annual income 81% or greater of AMI	5
Unknown/Under Reported/Over Reported	3

## Appendix 5: Public Housing Wait List Demographic Information

Public Housing Wait Lists Demographics as of September 30, 2007 from the Yardi Database*							
Area Median Income (AMI)							
Wait List	Total Applicants	Total Persons	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	Number of applicants with income 80% or greater of AMI	Disabled
Family Wait List	25,850	72,533	15,029	610	0	10,211	4,035
Senior Wait Lists	34,155	38,888	31,466	2,369	0	320	13,543
<b>Total</b>	<b>60,005</b>	<b>111,421</b>	<b>46,495</b>	<b>2,979</b>	<b>0</b>	<b>10,531</b>	<b>17,578</b>

Wait List	Race					Ethnicity
	White	Black	Indian/ Alaskan	Asian/ Pacific Islander	Other	Hispanic**
Family Wait List	3,543	16,006	21	221	6,059	5,034
Senior Wait Lists	1,545	4,761	61	456	27,332	2,785
<b>Total</b>	<b>5,088</b>	<b>20,767</b>	<b>82</b>	<b>677</b>	<b>33,391</b>	<b>7,819</b>

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, 2007 from the Yardi Database*			
Family Developments	Total Units	Occupied Units	Total Number of Residents
2450 W. MONROE	140	28	117
823 N.LARRABEE	4	4	8
ABLA - ADDAMS HOMES	185	33	89
ABLA ABBOTT ROWHOUSE	632	291	855
ABLA BROOKS HOMES	358	344	734
ALTGELD GARDENS	1501	647	1823
ARCHER COURTS	4	3	8
BRIDGEPORT HOMES	129	87	242
DEARBORN HOMES	801	221	555
DOMAIN LOFTS	16	16	19
FRANCES CABRINI EXTENSION NORTH	271	11	46
FRANCES CABRINI EXTENSION SOUTH	599	138	315
FRANCES CABRINI ROWHOUSES	587	290	734
GOVERNOR HENRY HORNER - WESTHAVEN	320	305	969
GOVERNOR HENRY HORNER (SCATTERED)	55	42	145
GOVERNOR HENRY HORNER ANNEX (ADAMS & WOOD)	92	90	219
GOVERNOR HENRY HORNER HOMES	171	139	346
GOVERNOR HENRY HORNER PHASE 1 (SB)	9	9	29
HAROLD ICKES HOMES	738	226	631
HILLIARD FAMILY - HOLSTEN	59	58	150
HUTCHINSON ROW	21	20	66
IDA B. WELLS EXTENSION-PRIVATE	391	125	327
IDA B. WELLS HOMES	1080	106	213
JACKSON SQAURE AT WEST END	70	31	100
JAZZ ON THE BOULEVARD	30	3	7
LAKE PARK CRESCENT	60	28	58
LAKEFRONT-3939 S. LAKE PK	150	102	228
LAKEFRONT-3983 S. LAKE PK	150	86	208
LANGSTON	29	29	78
LATHROP HOMES	926	311	576
LAWNDALE GARDENS	127	54	172
LECLAIRE COURTS EXTENSION	300	117	305
LOWDEN HOMES	131	108	307
MADDEN PARK HOMES	34	20	77
MAHALIA PLACE OF LEGENDS	52	39	109
MOHAWK NORTH	16	16	39
MOHAWK PARTNER	5	5	16
NORTH TOWN VILLAGE	40	34	75
NORTH TOWN VILLAGE II	40	37	121

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

## Appendix 6: Public Housing Occupancy By Development

Family Developments' Occupancy as of September 30, 2007 from the Yardi Database*			
Family Developments	Total Units	Occupied Units	Total Number of Residents
OAKWOOD SHORES	63	11	30
OLD TOWN SQUARE	16	12	19
OLD TOWN VILLAGE EAST I	12	12	25
OLD TOWN VILLAGE EAST II	16	15	22
OLD TOWN VILLAGE WEST	38	37	93
ONE SOUTH LEAVITT	2	2	2
ORCHARD PARK	13	13	47
QUINCY	27	26	61
PHILLIP MURRAY HOMES	500	38	59
RENAISSANCE NORTH	18	15	31
RIVER VILLAGE NORTH	25	24	53
RIVER VILLAGE SOUTH	19	17	40
ROOSEVELT SQUARE	123	29	69
SCATTERED SITE NORTHCENTRAL	1199	1094	3507
SCATTERED SITE NORTHEAST	639	577	1637
SCATTERED SITE SOUTHEAST	585	494	1578
SHAKESPEARE	12	10	18
SCATTERED SITE SOUTHWEST	307	253	872
SCATTERED SITE WEST	260	242	790
ST. EDMUND'S MEADOWS	14	3	16
THE PERSHING	27	27	39
TRUMBULL PARK HOMES	454	199	420
WASHINGTON PARK HOMES	275	102	311
WENTWORTH GARDENS	386	235	488
WEST END	14	14	52
WESTHAVEN PARK	89	78	212
WASHINGTON PARK TOWERS (WTP)	68	12	12
WILLIAM GREEN HOMES	410	171	625
<b>TOTAL</b>	<b>15,934</b>	<b>8,015</b>	<b>22,244</b>

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

## Appendix 6: Public Housing Occupancy By Development

Senior Developments' Occupancy as of September 30, 2007 from the Yardi Database*			
Senior Developments	Total Units	Occupied Units	Total Number of Residents
ADA S. DENNISON -McKINLEY APTS (formerly 69TH & SO. CHGO. APTS)	129	121	128
ALBANY	350	255	268
ALFREDA BARNETT BUSTER APTS (formerly 150 S. CAMPBELL)	129	108	116
ARMOUR SQUARE ANNEX	201	178	214
ARMOUR SQUARE APTS	202	186	210
BRIDGEPORT HOMES ELDERLY	15	15	15
CALLNER	149	145	163
CAMPBELL APTS	174	169	172
CAROLINE HEDGER APTS (formerly SHERIDAN & DEVON)	452	314	365
CASTLEMAN APTS	210	190	222
DANIEL HUDSON BURNHAM APTS (formerly LOYOLA & RIDGE APTS)	184	168	212
EDITH SPURLOCK SAMPSON APTS (formerly LINCOLN & SHEFFIELD ANNEX)	210	191	205
EDITH SPURLOCK SAMPSON APTS (formerly LINCOLN & SHEFFIELD)	190	170	181
ELIZABETH DAVIS APTS (formerly FRANKLIN/DRAKE)	150	140	155
ELIZABETH WOOD APTS (formerly LARRABEE SENIOR APTS)	86	44	49
ELLA FLAG YOUNG APTS (formerly SHERIDAN & LELAND)	238	211	249
FANNIE EMANUEL APTS (formerly PARKVIEW)	181	84	88
FISHER APTS	204	169	208
FLANNERY APTS	129	114	124
GREEN APTS	159	148	158
HILLIARD SENIOR- HOLSTEN	94	91	99
IDA PLATT APTS (formerly TRUMBULL-YATES APTS)	28	23	24
IRENE McCOY GAINES APTS (formerly GARFIELD)	153	135	144
JUDGE SLATER ANNEX	204	149	158
JUDGE SLATER APTS	204	151	157
LAWRENCE APTS	225	214	221
LINCOLN & PERRY ANNEX	183	173	182
LINCOLN & PERRY APTS	267	187	198
LINDA PUCINSKA APTS (formerly ECKHART ANNEX)	218	212	223
LINDA PUCINSKA APTS (formerly ECKHART)	176	170	181
LONG LIFE APTS (formerly SHIELDS)	116	111	141
LORRAINE HANSBERRY APTS (formerly PARKSIDE APTS)	169	158	167
MAHALIA JACKSON APTS (formerly 9141 S. CHGO. APTS)	141	126	130
MAHALIA JACKSON APTS (formerly 9177 S. CHGO. APTS)	141	134	139
MARGARET DAY BLACK APTS (formerly CLARK & WEBSTER APTS)	100	92	100
MARIA DIAZ MARTINEZ APTS (formerly DICKENS & BURLING APTS)	136	126	136
MARY HARTWELL CATHERWOOD APTS (formerly CLARK & IRVING ANNEX)	268	262	305
MARY HARTWELL CATHERWOOD APTS (formerly CLARK & IRVING APTS)	98	96	109
MARY JANE RICHARDSON-JONES APTS (formerly 49TH & LANGLEY APTS)	176	129	131
MAUELLE BROWN BOUSFIELD APTS (formerly WASHINGTON PARK APTS)	92	81	83

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

## Appendix 6: Public Housing Occupancy By Development

Senior Developments' Occupancy as of September 30, 2007 from the Yardi Database*			
Senior Developments	Total Units	Occupied Units	Total Number of Residents
MINNIE RIPPERTON APTS (formerly 4250 S. PRINCETON)	342	195	212
RACINE	218	192	198
SCHNEIDER APTS	175	167	199
SULLIVAN	514	435	460
VIVIAN CARTER APTS (formerly 64TH & YALE APTS)	232	210	218
VIVIAN GORDON HARSH APTS (formerly 4227 S. OAKENWALD)	124	104	109
WASHINGTON PARK ELDERLY	22	16	16
WICKER ANNEX	116	113	120
WICKER PARK	111	106	118
WILLIAM JONES	117	110	126
ZELDA ORMES APTS (formerly LASALLE/DIVISION)	273	256	265
<b>TOTAL</b>	<b>9,175</b>	<b>7,844</b>	<b>8,571</b>

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

## Appendix 7: Housing Choice Voucher (HCV) Program & Wait List Demographic Information

The following charts show the demographics of the CHA HCV Program. The data documents 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 HCV Program population, and the effective use of the HCV Program.

<b>Demographics of Current HCV Program Participants as of September 30, 2007 from CHAC, Inc.</b>			
<b>Total HCV Program Participants</b>	<b>93,282</b>		
	<b>Heads of Household</b>	<b>Other Household Members</b>	<b>Total</b>
<b>Age</b>			
18 years and older	33,506	15,714	49,220
Under 18 years	4	44,056	44,060
Unknown/Pending	0	2	2
<b>Race</b>			
White	4,413	5,867	10,280
Black	28,985	53,467	82,452
American Indian/Alaskan	31	40	71
Asian	57	59	116
Hawaiian/Pacific Islander	6	13	19
Multiple Races Selected	18	0	18
Unknown/Pending	0	326	326
<b>Ethnicity</b>			
Hispanic	3,564	53,286	56,850
Non-Hispanic	29,946	5,606	35,552
Unknown/Pending	0	880	880

## Appendix 7: Housing Choice Voucher (HCV) Program & Wait List Demographic Information

### Demographics of Current HCV Program Participants as of September 30, 2007 from CHAC, Inc.

Bedroom Breakdown	Total
Efficiency	1,686
1 Bedroom	4,328
2 Bedrooms	9,473
3 Bedrooms	12,127
4 Bedrooms	4,090
5 Bedrooms	1,427
6 Bedrooms	292
7 Bedrooms	68
8 + Bedrooms	19
Income Ranges (All household members)	Total
0.00 - .99	51,250
1.00 - 9,999	30,047
10,000 - 19,999	8,041
20,000 - 29,999	2,983
30,000 - 39,999	787
40,000 +	171
Unknown/Pending	3

### Demographics of HCV Program General Wait List Applicants as of October 4, 2007 from CHAC, Inc.

<b>Total Heads of Household on HCV Wait List</b>	<b>3,816</b>
	<b>Heads of Household</b>
Age	
62 years old and older	145
Under 62 years old	3,671
Race	
White	120
Black	3,528
Other	20
Unknown/Pending	148
Ethnicity	
Hispanic	67
Non-Hispanic	3,719
Unknown	30
Disabled Population	
Handicapped/Disabled	675

## Appendix 8: IL Number Translation Table

CORRESPONDING IL NUMBERS BY DEVELOPMENT		
Development Name	IL Number	Page Number
<b>Family Housing Redevelopment/Rehabilitation - Mixed Income</b>		
Lake Parc Place	Not Available Yet	Pages 8,9,38,44,112,153
Fountainview	IL002074A	Pages 8,9,31
Frances Cabrini Extension South	IL002020	Pages 8,9,15,16,114,122,127,143,146,155
Lathrop Homes	IL002024	Pages 8,9,32,122,127,143,149,153
William Green Homes	IL002030	Pages 8,9,15,16,114,122,128,143,146,148,149,155
LeClaire Courts Extension	IL002015	Pages 8,9,33,112,113,123,127,144,149,153
Lawndale Complex	IL002027B	Pages 8,9,32
<b>ABLA Homes</b>		
Roosevelt Square Ph. 1	IL002226	Pages 12,13,87,128,153
Brooks Rehab	IL002216	Pages 12,153
Loomis Courts	None Assigned by HUD	Pages 12,13
Robert H. Brooks Homes	IL002003	Pages 12,13,127,153
Robert H. Brooks Extension	IL002031	Pages 12,13,153
Roosevelt Square Ph. 2	IL002226	Pages 12,53
Grace Abbott Homes	IL002017	Pages 12,13,127,142,153
Jane Addams Homes	IL002023	Pages 12,13,127,142,146,153
<b>Frances Cabrini Extension North</b>		
Frances Cabrini Homes	IL002002	Pages 14,112,149,153,155
River Village North	IL002230	Pages 14,128
River Village South	IL002232	Pages 14,128
Domain Lofts	IL002219	Pages 14,127,155
North Town Village 1	IL002192	Pages 14,127,153
North Town Village 2	IL002192	Pages 127,153
Old Town Village East 2	IL002221	Pages 14,128,155
Old Town Village West	IL002222	Pages 14,128,155
Orchard Park	IL002215	Pages 14,128,155
Renaissance North	IL002182	Pages 14,128,155
Old Town Village East 1	IL002182	Pages 14,128,155
Mohawk Infill/Partners	IL002182	Pages 14,127,155
Mohawk North	IL002182	Pages 14,127,153
River Village Pointe	IL002240	Page 53
Old Town Square	IL002182	Pages 14,128,155
Parkside of Old Town	Not Available Yet	Pages 14,53
<b>Governor Henry Horner Homes</b>		
Governor Henry Horner Homes	IL002019	Pages 8,9,11,18,19,53,112,123,127,143,146,148,149
Governor Henry Horner Extension	IL002035	Page 18
Westhaven Phase 1	IL002027	Pages 18,19,53,123,128,153
Westhaven Park Ph. 2a2	IL002228	Pages 18,153
Westhaven Park Ph. 2a1	IL002220	Pages 18,153
Westhaven Phase 1 (Habitat)	IL002213	Pages 18,155
Westhaven Phase 1 (Habitat)	IL002197	Pages 18,155
Westhaven Phase 1 (Habitat)	IL002198	Pages 18,155
Westhaven Phase 1 (Habitat)	IL002199	Pages 18,155
Westhaven Phase 1 (Habitat)	IL002200	Pages 18,155
Westhaven Phase 1 (Habitat)	IL002201	Pages 18,155
Westhaven Phase 1 (Habitat)	IL002202	Pages 18,155
Westhaven Phase 1 (Habitat)	IL002203	Pages 18,155
Westhaven Phase 1 (Habitat)	IL002204	Pages 18,155
Westhaven Phase 1 (Habitat)	IL002195	Pages 18,155
Westhaven Phase 1 (Habitat)	IL002195	Pages 18,155
Westhaven Phase 1 (Habitat)	IL002191	Pages 18,155
Westhaven Phase 1	IL002188	Pages 18,19,53,123,128,153
Westhaven Park Low-rise	Not Available Yet	
Westhaven Mid-rise Phase IIA	Not Available Yet	
Westhaven Park Mid-rise Phase IIB	IL002229	Page 18
Westhaven Park IIC	Not Available Yet	Page 18

# CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## Appendix 8: IL Number Translation Table

CORRESPONDING IL NUMBERS BY DEVELOPMENT		
Development Name	IL Number	Page Number
<b>Family Housing Redevelopment/Rehabilitation - Mixed Income</b>		
<b>Lakefront Replacement Housing</b>		
Hutchinson Row	IL002180	Pages 20,127
Lake Park Crescent 1	IL002193	Page 20
Lakefront Scattered	IL002194	
Shakespeare	IL002208	Pages 20,128
Jazz on the Boulevard	IL002211	Pages 6,20,87,127
Lake Park Crescent	IL002193	Pages 20,87,127,149,155
Lake Park Crescent Phase 2	Not Available Yet	Pages 11,20
Drexel Development	IL002211	Page 20
Thrush Masons	Not Available Yet	
<b>Rockwell Gardens</b>		
Rockwell Gardens	IL002021	Pages 8,9,11,26,27,121,147,148,149
Rockwell Gardens	IL002006	Pages 8,9,11,26,27,121,147,148,149
Rockwell Gardens	IL002038	Pages 8,9,11,26,27,121,147,148,149
Rockwell Phase 1B	Not Available Yet	
Rockwell Phase 2	Not Available Yet	Page 26
Archer Cts 2	IL002217	Pages 26,127
West End Phase 1a	IL002217	Pages 26,128
One South Leavitt	IL002227	Pages 26,128
Jackson Square at West End Phase 1b	IL002190	Pages 26,127
<b>Stateway Gardens</b>		
Stateway Gardens	IL002022	Pages 8,9,11,28,29,114,121,144,148,149
Stateway Gardens Phase 2	Not Available Yet	
Park Boulevard Phase 1b	IL002233	Page 28
The Pershing	IL002223	Page 128
Park Boulevard Phase 2	Not Available Yet	Pages 11,28
<b>Robert Taylor Homes</b>		
Taylor A	IL002037A	Page 24
Taylor B	IL002037B	Page 24
Taylor C1 Mahalia Place	IL002225	Pages 24,127
Taylor A1 Hansberry Square	IL002234	Pages 11,24
Langston	IL002212	Pages 24,127,153
Quincy	IL002214	Pages 24,128,153
<b>Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes</b>		
Ida B. Wells Extension	IL002018	Pages 22,23,127,146,148,153
Ida B. Wells Homes	IL002001	Pages 22,23,127,145,146,148,153
Madden Park	IL002033	Pages 22,23,112,127,145,148,149
Clarence Darrow Homes	IL002163	Pages 22,23,148
Clarence Darrow Homes	IL002036	Pages 22,23,148
Arches of Oakwood	Not Available Yet	
Oakwood Shores Phase 1a	IL002224	Pages 22,128
Oakwood Shores Phase 1b	IL002231	Page 22
Oakwood Shores Phase 2	Not Available Yet	Page 22
<b>Washington Park Homes</b>		
Washington Park	IL002034	Page 30
Washington Park High-rises	Not Available Yet	Page 114
St. Edmunds Meadows	IL002218	Pages 30,128
Keystone Place Rental	IL002207	Page 30
<b>Hilliard Towers Apartments</b>		
Hilliard Apartments Ph I	IL002046A	Page 17
Hilliard Apartments Ph II	IL002046B	Page 17
<b>Family Housing Rehabilitation</b>		
Lawndale Gardens	IL002005	Pages 8,9,34,38,45,53,123,127,149,155
Wentworth Gardens	IL002008	Pages 8,9,38,49,90,123,128,154
Frances Cabrini Rowhouses	IL0020202	Pages 8,9,14,15,16,34,38,42,53,123,127,149,155
Dearborn Homes	IL002009	Pages 8,9,34,38,41,53,122,127,149,153
Harold Ickes Homes	IL002016	Pages 8,9,38,43,53,122,127,153
Frank Lowden Homes	IL002013	Pages 8,9,46,88,123,127,153
Trumbull Park Homes	IL002025	Pages 8,9,38,47,88,122,128,149,154
Washington Park Low-rises	Not Available Yet	Pages 8,9,30,31,34,38,48,53,144,146,149

## Appendix 8: IL Number Translation Table

CORRESPONDING IL NUMBERS BY DEVELOPMENT		
Development Name	IL Number	Page Number
<b>Family Housing Rehabilitation</b>		
<b>Bridgeport Homes</b>		
Bridgeport Homes	IL002004	Pages 8,9,34,38,40,123,127,149,153
Bridgeport Apartments	IL002042C	Page 40
<b>Altgeld/Murray</b>		
Altgeld Gardens	IL002007	Pages 8,9,34,38,40,123,127,149,153
Phillip Murray Homes	IL002011	Pages 8,9,38,39,53,123,128,149,153
<b>Lake Parc Place</b>		
Lake Parc Place (Victor Olander Homes)	IL002014	Page 44
Lake Parc Place (Victor Olander Extension)	IL002026	Page 44
<b>Senior Housing</b>		
Senior Housing South	IL002032	
Ralph Pomeroy Apartments	IL002039	Pages 8,9
William Castleman Apts.	IL002040	Pages 129,155
Judge Slater Apartments	IL002047	Page 129
Judge Slater Annex	IL002070	Page 129
Britton Budd Apartments	IL002048	Pages 8,9,11,36,148
Campbell Apartments	IL002052	Pages 129,155
Lawrence Apartments	IL002053	Pages 129,155
Green Apartments	IL002055	Pages 129,155
Lincoln Perry Apartments	IL002063	Pages 129,154
Lincoln Perry Annex	IL002102	Page 129
Mahalia Jackson Apts (formerly 9141 S. Chgo Apt)	IL002080	Pages 129,154
Mahalia Jackson Apts (formerly 9177 S. Chgo Apt)	IL002080	Page 129
Harry Schneider Apts.	IL002083	Pages 130,154
Daniel Hudson Burnham Apts (formerly Loyola & Ridge Apt)	IL002110	Pages 129,155
Fannie Emanuel Apts (formerly Parkview)	IL002042A	Pages 129,154
Linda Pucinska Apts (formerly Eckhart)	IL002042B	Pages 129,154
Linda Pucinska Apts (formerly Eckhart Annex)	IL002067	Page 129
Wicker Park Apartments	IL002042E	Pages 130,154
Wicker Park Annex	IL002068	Pages 130,154
Flannery Apartments	IL002042F	Pages 8,9,35,129,154
Long Life Apts (formerly Shields)	IL002042G	Pages 129,154
Armour Square Apartments	IL002044A	Pages 129,154
Armour Square Annex- Sr	IL002033	Page 129
Sullivan Apartments	IL002044B	Pages 130,154
Irene McCoy Gaines Apts (formerly Garfield Apts)	IL002044C	Pages 129,154
Fisher Apartments	IL002044D	Pages 129,154
Elizabeth Davis Apts formerly Franklin Boulevard Apts)	IL002045B	Pages 129,154
Callner Apartments	IL002045B	Pages 129,154
Kenmore Apartment 5040 N. Kenmore Apartments	IL002010	Pages 8,9
Ella Flag Young Apts (formerly Sheridan & Leland) 4645 N. Sheridan Apartments	IL002056	Pages 129,154
Edith Spurlock Sampson Apts (formerly Lincoln & Sheffield) 2640 N. Sheffield Ave.	IL002061	Pages 129,155
Edith Spurlock Sampson Apts (formerly Lincoln & Sheffield Annex) 2720 N. Sheffield Apartments	IL002072	Pages 129,155
Caroline Hedger Apts (formerly Sheridan & Devon) 6400 N. Sheridan Apartments	IL002073	Pages 129,155
Zelda Ormes Apts (formerly LaSalle/Division) 116 Elm Apartments	IL002082	Pages 130,154
Yates Garden Apartments	IL002042D	Page 129
Mary Jane Richardson-Jones Apts (formerly 49th & Langley Apt)	IL002057	Pages 129,155
Vivian Carter Apts (formerly 64TH & Yale Apts)	IL002060	Pages 130,155
Albany 3030 W. 21st Apartments	IL002078	Pages 129,154
Mary Hartwell Catherwood Apts (formerly Clark & Irving Apts) 3930 N. Clark Apartments	IL002058	Pages 129,154
Mary Hartwell Catherwood Apts (formerly Clark & Irving Annex) 3920-40 N. Clark Apartments	IL002066	Pages 129,154
Margaret Day Black Apts (formerly Clark & Webster Apts)	IL002051	Pages 129,155
Maria Diaz Martinez Apts (formerly Dickens & Burling) 2111 N. Halsted Apartments	IL002050	Pages 129,155
Larrabee Senior Apartments 1845 N. Larrabee Apartments	IL002071	Pages 8,9,35,129,155
Parkside Apartments 5670 W. Lake Apartments	IL002079	Pages 129,154
Racine 1611 S. Racine Apartments	IL002083	Pages 130,154
Alfreda Barnett Buster Apts (formerly 150 S. Campbell)	IL002043	Pages 129,154
Vivian Gordon Harsh Apts (formerly 4227 S. Oakenwald)	IL002041	Page 130

# CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## Appendix 8: IL Number Translation Table

CORRESPONDING IL NUMBERS BY DEVELOPMENT		
Development Name	IL Number	Page Number
<b>Senior Housing</b>		
Minnie Ripperton Apts (formerly 4250 S. Princeton)	IL002032	Pages 130,155
Ada S. Dennison McKinley Apts (formerly 69TH & So. Chicago. Apt)	IL002049	Pages 129,155
Bridgeport Elderly	IL002042C	Page 129
SS-NC-925 N California Ave.	Not Available Yet	
SS-SE-6817 S Merrill Ave.	Not Available Yet	
Hyde Park Area	IL002059	
Washington Park Apartments 4949 S Cottage	IL002034	Pages 129,155
Wash/Park Hyde- Elderly (B)	Not Available Yet	
Washington Park (Elderly)	Not Available Yet	Page 130
WM. Jones Apts.	IL002042H	Pages 130,155
5670 W. Lake Apartments	IL002079	
661 E. 69th Street Apartments	IL002049	
<b>Scattered Sites By Region</b>		
<b>SS - Northcentral Region</b>		Pages 8,9,36,123,128,153
Scattered Sites SS-NC	IL002028	
Scattered Sites SS-NC	IL002085	
Scattered Sites SS-NC	IL002093	
Scattered Sites SS-NC	IL002095	
Scattered Sites SS-NC	IL002096	
Scattered Sites SS-NC	IL002102	
Scattered Sites SS-NC	IL002103	
Scattered Sites SS-NC	IL002105	
Scattered Sites SS-NC	IL002111	
Scattered Sites SS-NC	IL002112	
Scattered Sites SS-NC	IL002115	
Scattered Sites SS-NC	IL002116	
Scattered Sites SS-NC	IL002118	
Scattered Sites SS-NC	IL002120	
Scattered Sites SS-NC	IL002121	
Scattered Sites SS-NC	IL002122	
Scattered Sites SS-NC	IL002124	
Scattered Sites SS-NC	IL002125	
Scattered Sites SS-NC	IL002126	
Scattered Sites SS-NC	IL002128	
Scattered Sites SS-NC	IL002129	
Scattered Sites SS-NC	IL002130	
Scattered Sites SS-NC	IL002131	
Scattered Sites SS-NC	IL002132	
Scattered Sites SS-NC	IL002133	
Scattered Sites SS-NC	IL002134	
Scattered Sites SS-NC	IL002135	
Scattered Sites SS-NC	IL002137	
Scattered Sites SS-NC	IL002138	
Scattered Sites SS-NC	IL002139	
Scattered Sites SS-NC	IL002141	
Scattered Sites SS-NC	IL002142	
Scattered Sites SS-NC	IL002143	
Scattered Sites SS-NC	IL002145	
Scattered Sites SS-NC	IL002146	
Scattered Sites SS-NC	IL002149	
Scattered Sites SS-NC	IL002150	
Scattered Sites SS-NC	IL002153	
Scattered Sites SS-NC	IL002154	
Scattered Sites SS-NC	IL002155	
Scattered Sites SS-NC	IL002156	
Scattered Sites SS-NC	IL002157	
Scattered Sites SS-NC	IL002158	
Scattered Sites SS-NC	IL002159	
Scattered Sites SS-NC	IL002162	
Scattered Sites SS-NC	IL002164	

## Appendix 8: IL Number Translation Table

CORRESPONDING IL NUMBERS BY DEVELOPMENT		
Development Name	IL Number	Page Number
<b>Scattered Sites By Region</b>		
<b>SS - Northcentral Region (cont'd)</b>		Pages 8,9,36,123,128,153
Scattered Sites SS-NC	IL002165	
Scattered Sites SS-NC	IL002166	
Scattered Sites SS-NC	IL002167	
Scattered Sites SS-NC	IL002168	
Scattered Sites SS-NC	IL002170	
Scattered Sites SS-NC	IL002172	
Scattered Sites SS-NC	IL002173	
Scattered Sites SS-NC	IL002176	
<b>SS - Northeast Region</b>		Pages 8,9,36,123,128,153
Scattered Sites SS-NE	IL002051	
Scattered Sites SS-NE	IL002076	
Scattered Sites SS-NE	IL002081	
Scattered Sites SS-NE	IL002085	
Scattered Sites SS-NE	IL002090	
Scattered Sites SS-NE	IL002091	
Scattered Sites SS-NE	IL002093	
Scattered Sites SS-NE	IL002094	
Scattered Sites SS-NE	IL002096	
Scattered Sites SS-NE	IL002102	
Scattered Sites SS-NE	IL002103	
Scattered Sites SS-NE	IL002105	
Scattered Sites SS-NE	IL002112	
Scattered Sites SS-NE	IL002115	
Scattered Sites SS-NE	IL002116	
Scattered Sites SS-NE	IL002118	
Scattered Sites SS-NE	IL002120	
Scattered Sites SS-NE	IL002122	
Scattered Sites SS-NE	IL002126	
Scattered Sites SS-NE	IL002127	
Scattered Sites SS-NE	IL002129	
Scattered Sites SS-NE	IL002135	
Scattered Sites SS-NE	IL002140	
Scattered Sites SS-NE	IL002141	
Scattered Sites SS-NE	IL002143	
Scattered Sites SS-NE	IL002146	
Scattered Sites SS-NE	IL002154	
Scattered Sites SS-NE	IL002158	
Scattered Sites SS-NE	IL002161	
Scattered Sites SS-NE	IL002162	
Scattered Sites SS-NE	IL002166	
Scattered Sites SS-NE	IL002167	
Scattered Sites SS-NE	IL002168	
Scattered Sites SS-NE	IL002169	
Scattered Sites SS-NE	IL002170	
Scattered Sites SS-NE	IL002173	
Scattered Sites SS-NE	IL002176	
Scattered Sites SS-NE	IL002194	
<b>SS - Southeast Region</b>		Pages 8,9,36,123,128
Scattered Sites SS-SE	IL002032	
Scattered Sites SS-SE	IL002034	
Scattered Sites SS-SE	IL002095	
Scattered Sites SS-SE	IL002096	
Scattered Sites SS-SE	IL002102	
Scattered Sites SS-SE	IL002103	
Scattered Sites SS-SE	IL002105	
Scattered Sites SS-SE	IL002111	
Scattered Sites SS-SE	IL002115	
Scattered Sites SS-SE	IL002118	
Scattered Sites SS-SE	IL002119	
Scattered Sites SS-SE	IL002120	

## Appendix 8: IL Number Translation Table

CORRESPONDING IL NUMBERS BY DEVELOPMENT		
Development Name	IL Number	Page Number
<b>Scattered Sites By Region</b>		
<b>SS - Southeast Region (cont'd)</b>		Pages 8,9,36,123,128
Scattered Sites SS-SE	IL002123	
Scattered Sites SS-SE	IL002132	
Scattered Sites SS-SE	IL002136	
Scattered Sites SS-SE	IL002139	
Scattered Sites SS-SE	IL002146	
Scattered Sites SS-SE	IL002147	
Scattered Sites SS-SE	IL002151	
Scattered Sites SS-SE	IL002152	
Scattered Sites SS-SE	IL002161	
Scattered Sites SS-SE	IL002175	
Scattered Sites SS-SE	IL002180	
Scattered Sites SS-SE	IL002184	
Scattered Sites SS-SE	IL002206	
<b>SS - Southwest Region</b>		Pages 8,9,36,123,128,144,154
Scattered Sites SS-SW	IL002034	
Scattered Sites SS-SW	IL002069	
Scattered Sites SS-SW	IL002095	
Scattered Sites SS-SW	IL002102	
Scattered Sites SS-SW	IL002103	
Scattered Sites SS-SW	IL002105	
Scattered Sites SS-SW	IL002111	
Scattered Sites SS-SW	IL002112	
Scattered Sites SS-SW	IL002115	
Scattered Sites SS-SW	IL002116	
Scattered Sites SS-SW	IL002118	
Scattered Sites SS-SW	IL002139	
Scattered Sites SS-SW	IL002143	
Scattered Sites SS-SW	IL002145	
Scattered Sites SS-SW	IL002150	
Scattered Sites SS-SW	IL002153	
Scattered Sites SS-SW	IL002158	
Scattered Sites SS-SW	IL002159	
Scattered Sites SS-SW	IL002160	
Scattered Sites SS-SW	IL002161	
Scattered Sites SS-SW	IL002166	
Scattered Sites SS-SW	IL002167	
Scattered Sites SS-SW	IL002168	
Scattered Sites SS-SW	IL002169	
Scattered Sites SS-SW	IL002170	
Scattered Sites SS-SW	IL002172	
Scattered Sites SS-SW	IL002173	
Scattered Sites SS-SW	IL002176	
<b>SS - West Region</b>		Pages 8,9,36,123,128,154
Scattered Sites SS-West	IL002028	
Scattered Sites SS-West	IL002064	
Scattered Sites SS-West	IL002074	
Scattered Sites SS-West	IL002095	
Scattered Sites SS-West	IL002096	
Scattered Sites SS-West	IL002102	
Scattered Sites SS-West	IL002103	
Scattered Sites SS-West	IL002111	
Scattered Sites SS-West	IL002112	
Scattered Sites SS-West	IL002115	
Scattered Sites SS-West	IL002116	
Scattered Sites SS-West	IL002119	
Scattered Sites SS-West	IL002173	
Scattered Sites SS-West	IL002178	

# CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## Appendix 9: Proposed Demolition Schedule

Proposed Demolition Schedule  
FY2008 Annual Plan - Plan for Transformation Year 9

Address	FY2007 (Year 8)				FY2008 (Year 9)	FY2009 (Year 10)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Grace Abbott Homes High-Rises</b>							
1440 W 13TH ST	150			150			150
<b>Subtotal:</b>	<b>150</b>	<b>0</b>	<b>0</b>	<b>150</b>	<b>0</b>	<b>0</b>	<b>150</b>
<b>Grace Abbott Homes Rowhouses</b>							
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
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		4	4
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
1508-14 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		6	6
1532 W 15TH ST				0		12	12
1530 W HASTINGS ST				0	12		12
1216 W LAFLIN ST				0	4		4
1217 W LAFLIN ST				0	4		4
1432 W WASHBURNE AVE				0	4		4
1440 W WASHBURNE AVE				0	6		6
1452 W WASHBURNE AVE				0	6		6
1510 W WASHBURNE AVE				0	6		6
1522 W WASHBURNE AVE				0	4		4
1537 W WASHBURNE AVE				0	6		6
1530 W WASHBURNE AVE				0	4		4
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>64</b>	<b>104</b>	<b>168</b>
<b>Jane Addams Homes^</b>							
902 S ADA ST	24			24			24
917 S ADA ST				0	41		41
1250 W TAYLOR ST	10			10			10
<b>Subtotal:</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>34</b>	<b>41</b>	<b>0</b>	<b>75</b>

# CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## Appendix 9: Proposed Demolition Schedule

Address	FY2007 (Year 8)				FY2008 (Year 9)	FY2009 (Year 10)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Frances Cabrini Extension North^</b>							
1121 N LARRABEE ST	65			65			65
1015-17 N LARRABEE ST		136		136			136
<b>Subtotal:</b>	<b>65</b>	<b>136</b>	<b>0</b>	<b>201</b>	<b>0</b>	<b>0</b>	<b>201</b>
<b>Frances Cabrini Extension South^</b>							
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
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>402</b>	<b>195</b>	<b>597</b>
<b>William Green Homes^</b>							
660 W DIVISION ST			0		134		134
1230 N LARRABEE ST			0	134			134
1230 N BURLING ST			0	134			134
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>268</b>	<b>134</b>	<b>402</b>
<b>Governor Henry Horner Homes^</b>							
1936 W WASHINGTON ST			0	65			65
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>65</b>	<b>0</b>	<b>65</b>
<b>Lathrop Homes</b>							
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
2038-48 W DIVERSEY AVE					20		20
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
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>480</b>	<b>480</b>

# CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## Appendix 9: Proposed Demolition Schedule

Address	FY2007 (Year 8)				FY2008 (Year 9)	FY2009 (Year 10)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>LeClaire Courts Extension</b>							
4401-03 S. LAMON					2	2	
4405-15 S. LAMON					12	12	
4431-41 S. LAMON					6	6	
4400-02 S. LACROSS					2	2	
4404-14 S. LACROSS					6	6	
4405-11 S. LACROSS					4	4	
4413-23 S. LACROSS					6	6	
4416-26 S. LACROSS					6	6	
4425-35 S. LACROSS					6	6	
4428-30 S. LACROSS					2	2	
4437-47 S. LACROSS					6	6	
4449-59 S. LACROSS					6	6	
4452-62 S. LACROSS					6	6	
4461-71 S. LACROSS					6	6	
4473-79 S. LACROSS					4	4	
4837-49 W. 44TH STREET					12	12	
4801-23 W. 44TH STREET					12	12	
4838-48 W. 44TH PLACE					6	6	
4841-55 W. 44TH PLACE					8	8	
4852-54 W. 44TH PLACE					2	2	
4800-22 W. 45TH STREET					12	12	
4832-54 W. 45TH STREET					12	12	
4400-10 S. CICERO					12	12	
4414-20 S. CICERO					4	4	
4434-40 S. CICERO					4	4	
4442-52 S. CICERO					12	12	
<b>Subtotal:</b>					176	176	
<b>Robert Taylor Homes</b>							
5135 S FEDERAL ST	158			158		158	
<b>Subtotal:</b>	158	0	0	158	0	158	
<b>Scattered Site South West^^^</b>							
443 N. ALBANY	12			12		12	
3045 N. FRANKLIN	12			12		12	
42 N. WHIPPLE	12			12		12	
5557 W. CONGRESS	3			3		3	
<b>Subtotal:</b>	39	0	0	39	0	39	
<b>Stateway Gardens</b>							
3651 S FEDERAL ST	230			230		230	
<b>Subtotal:</b>	230	0	0	230	0	230	
<b>Washington Park Low-Rises^^^</b>							
6127-41 S CALUMET AVE			0	8		8	
6145-59 S CALUMET AVE			0	8		8	
4400-02 S ST LAWRENCE AVE			0	14		14	
3909 S INDIANA AVE			0	4		4	
<b>Subtotal:</b>	0	0	0	34	0	34	

# CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## Appendix 9: Proposed Demolition Schedule

Address	FY2007 (Year 8)				FY2008 (Year 9)	FY2009 (Year 10)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Randolph Towers</b>							
6217 S CALUMET AVE	155			155			155
<b>Subtotal:</b>	<b>155</b>	<b>0</b>	<b>0</b>	<b>155</b>	<b>0</b>	<b>0</b>	<b>155</b>
<b>Madden Park Homes</b>							
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
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>34</b>	<b>0</b>	<b>34</b>
<b>Ida B. Wells Homes</b>							
3841-3859 S RHODES AVE		12		12			12
505/ 509 E 38TH PL		12		12			12
500-510 E 39TH ST		6		6			6
505-511 E 38TH ST		12		12			12
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		12		12			12
555/565 E 37TH PL			12	12			12
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
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			12	12			12
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



### Appendix 10: Proposed Non-Dwelling Structure Demolition

The following non-dwelling structures are planned for demolition in FY2008 as part of the revitalization plan for the redevelopment sites.

Detailed Listing of Non-Dwelling Demolition Activity for FY2008		
Development	Address	Description
ABLA	1252 S. Loomis	Swimming Pool
Rockwell Gardens	150 S. Western	Community Center

# CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## Appendix 11: Proposed Disposition

Detailed Listing of Potential Property Disposition Activity for FY2008					
Development	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition
ABLA Homes	13th Street	14th Street	Racine Avenue	Throop Street	Fosco Park land exchange. Convey title to land.
ABLA Homes	Alley south of Roosevelt Road	Washburne Avenue	Racine Avenue	Alley west of Racine Avenue	Stand alone retail 99-year ground lease, with one time up front payment.
Britton Budd Senior Apartments	West Surf Street	Public Alley - midpoint of block	North Pine Grove Avenue	Public Alley - midpoint of block	Ground lease or possible title to land.
Frances Cabrini Extension North	Elm Street	Oak Street	Cleveland Avenue	Larrabee Street	Ground lease.
Governor Henry Horner Homes	Lake Street	Washington Boulevard	Wolcott Avenue	Damen Avenue	99-year ground lease and pass title to land for town house units.
Governor Henry Horner Homes	Maypole Avenue	Alley north of Washington Boulevard	Alley east of Damen Avenue	Damen Avenue	99-year ground lease after acquisition from the City of Chicago.
Lakefront Replacement Housing	East 41st Place	East 42nd Place	S. Oakenwald Avenue	S. Lake Park Avenue	Ground lease or possible title to land.
Lawndale Complex	12th Street	West 13th Street	South Talman Avenue	South Washtenaw Avenue	Ground lease or possible title to land.
Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes	East. 37th Street	Pershing Road	Cottage Grove Place	Rhodes Avenue	Combination of 99 year ground lease and pass title to land.
Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes	East 3600 Street	East 35th Street	South Vincennes Avenue	Rhodes Avenue	99-year ground lease or pass title to land.
Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes	East 38th Street	East 37th Place	South Cottage Grove Place	South Ellis Avenue	99-year ground lease or pass title to land.
Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes	East. 37th Street	Pershing Road	Cottage Grove Place	Rhodes Avenue	99-year ground lease or pass title to land.
Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes	East. 37th Street	Pershing Road	Cottage Grove Place	Rhodes Avenue	99-year ground lease or pass title to land.
Midwest Terrace	Wilcox Street	Adams Street	Approximately 40 feet east of Maplewood Avenue	Maplewood Avenue	Street Dedication.
Robert Taylor Homes	43rd Street	46th Street	State Street	West of Federal Street	Ground lease or possible title to land.
Rockwell Gardens	Jackson Boulevard	Van Buren Street	Artesian Avenue	Campbell Avenue	Ground lease or possible title to land.
Rockwell Gardens	Adams Street	Van Buren Street	Campbell Avenue	Maplewood Avenue	Ground lease or possible title to land.
Rockwell Gardens	Land south of Wilcox Street	Jackson Boulevard	Maplewood Avenue	Rockwell Street	Ground Lease or pass title to land. Conveyed through a land swap with the City of Chicago for development of a park.
Rockwell Gardens	Monroe Street	Adams Street	Western Avenue	Campbell Avenue	Potential community facility ground lease.
Rockwell Gardens	Alley north of Jackson	Jackson Boulevard	Artesian Avenue	Campbell Avenue	Ground lease or possible title to land.
Stateway Gardens	36th Street	37th Street	State Street	Dearborn Street	Ground lease.
Washington Park Homes	39th Street	47th Street	Cottage Grove Place	State Street	Ground lease.
William Green Homes	Clybourn Avenue	Division Street	Cleveland Avenue	Halsted Street	Ground lease.

# CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## Appendix 12: Estimated Capital Expenditures By Development and Fund

FY2008 Capital Program Estimated Expenditures (By Development and Fund)						
Category 1 - PRE MTW Commitments	HOPE VI Revitalization	Capital Fund FY2008 Grant	Capital Fund (Prior Year Grant)	Other Funding	Hope VI Demolition	TOTALS
Governor Henry Horner Homes	\$ -	\$ 1,435,873	\$ -	\$ 1,116,158	\$ 237,251	\$ 2,789,282
Frances Cabrini Homes Extension	6,397,044	277,350		3,034,603	3,620,094	13,329,091
ABLA	13,391,768					13,391,768
Madden Park / Wells	10,989,635	4,749,279		4,810,360	606,721	21,155,995
Lake Park Crescent	-			2,511,210		2,511,210
CHA WIDE	300,964	650,079				951,043
<b>Category 1 - PRE MTW Commitments Total</b>	<b>31,079,411</b>	<b>7,112,581</b>	<b>-</b>	<b>11,472,331</b>	<b>4,464,066</b>	<b>54,128,389</b>
<b>Category 2 - Senior Developments</b>		<b>-</b>	<b>10,252,223</b>	<b>25,219,616</b>		<b>35,471,839</b>
<b>Category 3 - Scattered Sites</b>		<b>2,431,040</b>				<b>2,431,040</b>
<b>Category 4 - Non-Section 202 Family Properties</b>						
Lawdale Gardens		7,548,856		1,763,717		9,312,573
Washington Park (low-rise)		9,510,142		898,197		10,408,339
Bridgeport Homes		2,389,531		689,453		3,078,984
LeClaire Cts Ext		400,000				400,000
Lathrop Homes				386,708		386,708
Cabrini Rowhouses		6,515,508		8,218,644		14,734,152
CHA WIDE		3,368,658		1,483,067		4,851,725
<b>Category 4 - Non-Section 202 Family Properties Total</b>	<b>-</b>	<b>29,732,695</b>	<b>-</b>	<b>13,439,786</b>	<b>-</b>	<b>43,172,481</b>
<b>Category 5 - Section 202 Properties</b>						
Trumbull Park				1,456,000		1,456,000
Altgeld Gardens and Phillip Murray Homes		4,336,280		23,874,438		28,210,718
Dearborn Homes		7,412,190		22,764,621	576,000	30,752,811
Rockwell Gardens	2,242,104					2,242,104
Robert Taylor Homes	4,674,939	4,230,250				8,905,189
Stateway Gardens		2,951,379	9,083,879			12,035,258
William Green Homes		312,000		4,512	902,560	1,219,072
CHA WIDE		2,393,214		2,798,413		5,191,627
<b>Category 5 - Section 202 Properties Total</b>	<b>6,917,043</b>	<b>21,635,313</b>	<b>9,083,879</b>	<b>50,897,984</b>	<b>1,478,560</b>	<b>90,012,779</b>
<b>DEVELOPMENT CATEGORIES TOTAL</b>	<b>37,996,454</b>	<b>60,911,629</b>	<b>19,336,102</b>	<b>101,029,717</b>	<b>5,942,626</b>	<b>225,216,528</b>
Administrative Expense	-	5,915,603	-	-	-	5,915,603
Capital Maintenance (Private Management)	-	4,014,005	-	-	-	4,014,005
Make Ready	-	526,580	-	-	-	526,580
Principal / Interest Expense	-	35,663,000	-	-	-	35,663,000
Environmental Remediation	-	12,723,040	53,000	-	-	12,776,040
<b>GRAND TOTAL</b>	<b>\$ 37,996,454</b>	<b>\$ 119,753,857</b>	<b>\$ 19,389,102</b>	<b>\$ 101,029,717</b>	<b>\$ 5,942,626</b>	<b>\$ 284,111,756</b>

# CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## Appendix 12: Estimated Capital Expenditures By Development and Fund

The CHA has adequate reserves to support operations in FY2008.

CHICAGO HOUSING AUTHORITY NUMBER OF MONTHS EXPENDABLE FUND BALANCE SEPTEMBER 30, 2007				
	September 30, 2007 (In Millions)	September 30, 2006 (In Millions)	Change	%
<b>Unrestricted Current Assets</b>				
Unrestricted Cash	\$ 99,561,381	\$ 66,409,599	\$ 33,151,782	49.9
Cash, Tenant Security Deposits	1,195,689	1,162,463	33,226	2.9
Total Receivables, Net of Allowances	27,832,752	38,900,283	(11,067,531)	(28.5)
Investments, Unrestricted	172,829,383	153,578,757	19,250,626	12.5
Prepaid Expenses & Other Assets	6,842,781	5,032,405	1,810,376	36.0
<b>Total Unrestricted Current Assets</b>	<b>308,261,986</b>	<b>265,083,507</b>	<b>43,178,479</b>	<b>16.3</b>
<b>Current Liabilities</b>				
Total Current Liabilities	(133,178,574)	(114,412,304)	(18,766,270)	16.4
Current Portion Long-term Debt	(26,381,308)	(23,773,514)	(2,607,794)	11.0
<b>Total Current Liabilities</b>	<b>(159,559,882)</b>	<b>(138,185,818)</b>	<b>(21,374,064)</b>	<b>15.5</b>
<b>Total Current Available Resources</b>	<b>148,702,104</b>	<b>126,897,689</b>	<b>21,804,415</b>	<b>17.2</b>
Total Operating Expenses	267,785,318	267,515,793	269,525	0.1
Extraordinary Maintenance	712,474	3,372,114	(2,659,640)	(78.9)
<b>Total Operating and Other Expenses</b>	<b>268,497,792</b>	<b>270,887,907</b>	<b>(2,390,115)</b>	<b>(0.9)</b>
<b>Average Monthly Operating and Other Expenses</b>	<b>29,833,088</b>	<b>30,098,656</b>	<b>(298,764)</b>	<b>(0.11)</b>
<b>Total Expendable Fund Balance</b>	<b>\$ 148,702,104</b>	<b>\$ 126,897,689</b>	<b>\$ 21,804,415</b>	<b>17.2</b>
<b>Average Monthly Operating &amp; Other Expenses</b>	<b>\$ 29,833,088</b>	<b>\$ 30,098,656</b>	<b>\$ (298,764)</b>	<b>(1.0)</b>
<b>NUMBER OF MONTHS EXPENDABLE FUND BALANCE</b>	<b>5</b>	<b>4</b>	<b>1</b>	<b>18.2</b>

The number of months expendable fund balance represents the number of months the Authority can fund its operations without the need for additional funding.

# CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## Appendix 13: Public Housing Five-Year Capital Fund Program

Public Housing Five-Year Capital Fund Program														
Sources of Funds	Total CHA Capital	YEAR 1					YEAR 2		YEAR 3		YEAR 4		YEAR 5	
		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Capital Fund Program	\$ 643,767,173	\$ 119,753,858	\$ 111,624,770	\$ 107,841,135	\$ 104,641,516	\$ 101,484,411	\$ 98,421,483							
HOPE VI Grants	67,735,329	37,996,454	8,350,000	4,936,797	12,852,078	500,000	3,100,000							
HOPE VI Demo	5,942,626	5,942,626	-	-	-	-	-							
Other Funding	14,582,265	11,641,373	2,940,892	-	-	-	-							
General Fund Requirement	694,947,443	89,388,343	141,081,230	157,731,649	137,472,491	102,070,892	67,202,838							
Projected Capital Fund Carryover	19,389,102	19,389,102	-	-	-	-	-							
<b>Total Sources</b>	<b>\$ 1,446,363,938</b>	<b>\$ 284,111,756</b>	<b>\$ 263,996,892</b>	<b>\$ 270,509,581</b>	<b>\$ 254,966,085</b>	<b>\$ 204,055,303</b>	<b>\$ 168,724,321</b>							
<b>Uses of Funds (1)</b>														
Category 1: Existing Redevelopment Commitments	190,150,646	52,196,646	30,240,000	41,745,000	27,056,000	7,413,000	31,500,000							
Category 2: Senior Housing	117,311,598	30,528,515	13,403,655	12,479,450	15,711,521	38,047,770	7,140,687							
Category 3: Scattered Sites	8,380,714	2,013,763	4,521,213	1,845,738	-	-	-							
Category 4: Non-202 Family Properties	203,543,271	36,106,616	34,153,635	42,044,096	46,117,772	29,815,877	15,305,275							
Category 5a: 202 Family Properties	391,113,626	55,055,428	68,759,172	87,238,189	71,717,598	54,122,872	54,220,367							
Category 5b: 202 Family Properties	109,543,664	23,182,551	26,074,823	16,642,704	28,443,586	7,100,000	8,100,000							
Contingency	65,836,134	13,851,191	11,725,497	11,039,713	9,951,797	11,731,067	7,536,869							
Architectural & Engineering	38,438,507	7,962,826	7,035,298	6,623,829	5,971,078	7,038,640	3,806,836							
Construction Management	21,932,464	4,407,532	3,857,689	3,832,052	3,367,688	3,941,515	2,525,988							
<b>Sub-Total - Project Capital Requirements</b>	<b>1,146,250,624</b>	<b>225,305,068</b>	<b>199,770,982</b>	<b>223,490,771</b>	<b>208,337,040</b>	<b>159,210,741</b>	<b>130,136,022</b>							
Capital Maintenance	34,014,005	4,014,005	4,000,000	5,000,000	6,000,000	7,000,000	8,000,000							
Development Management Staff and Expenses	18,135,243	3,045,081	3,045,081	3,045,081	3,000,000	3,000,000	3,000,000							
Capital Construction Staff and Expenses	18,565,094	2,065,094	3,500,000	3,500,000	3,500,000	3,500,000	2,500,000							
Other Administrative Expenses	4,811,654	805,428	754,591	777,229	800,545	824,562	849,299							
Environmental Consulting/Remediation includes CCD	82,141,029	12,776,040	16,946,989	17,120,000	15,743,000	12,925,000	6,630,000							
Family Property Make-Ready	720,040	438,040	282,000	-	-	-	-							
<b>Total Uses</b>	<b>1,304,637,689</b>	<b>248,448,756</b>	<b>228,299,643</b>	<b>252,933,081</b>	<b>237,380,585</b>	<b>186,460,303</b>	<b>151,115,321</b>							
<b>Bond Debt Service</b>														
Interest	30,495,625	6,174,000	5,591,125	4,978,250	4,787,750	4,587,500	4,377,000							
Serial Principal	111,230,624	29,489,000	30,106,124	12,598,250	12,797,750	13,007,500	13,232,000							
<b>Total Bond Debt Service</b>	<b>141,726,249</b>	<b>35,663,000</b>	<b>35,697,249</b>	<b>17,576,500</b>	<b>17,585,500</b>	<b>17,595,000</b>	<b>17,609,000</b>							
<b>Total Expenditure</b>	<b>1,446,363,938</b>	<b>284,111,756</b>	<b>263,996,892</b>	<b>270,509,581</b>	<b>254,966,085</b>	<b>204,055,303</b>	<b>168,724,321</b>							
<b>Cumulative Funding Availability / (Requirement)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>							

## Appendix 14: Senior Designated Housing Plan Update

HUD approved the CHA's Senior Designated Housing Plan (SDHP) on March 14, 2005 and thereafter the CHA was authorized to assign 65 buildings in 59 developments as senior designated buildings for individuals ages 62 and older. Moreover, individuals 60 to 61 years of age were encouraged to apply for senior designated housing and remain on the Senior Site-Based Wait Lists until they reach the age of eligibility.

During FY2007, the CHA underwent an evaluation of its Senior Designated Housing Plan to determine what factors may affect lease-up at Senior Designated Housing Properties and whether the age threshold for admission should be lowered. Both age factors and market conditions were considered; however, neither sufficient evidence nor support was garnered to modify the age range at CHA Senior Designated Housing Properties.

The Admission and Continued Occupancy Policy (ACOP) which dictates policy for CHA's traditional public housing stock, including its Senior Designated Housing Properties, was updated during FY2007 and will be effective February 1, 2008. Specifically, an applicant to a site-based wait list for CHA Senior Designated Housing Properties will be allowed to select one senior designated housing site of their choice or have the option of being offered the first available unit when their name reaches the top of the Senior Site-Based Wait List. (Refer to MTW Statutory Objective I: Chapter 2. Operating Information – Public Housing for a more detailed explanation of changes to the ACOP.)

In furtherance of MTW Statutory Objective I of increasing housing choices for low-income families, and in an effort to bring greater awareness to both studio and one-bedroom leasing opportunities for elderly families at Senior Designated Housing Properties with higher vacancy rates, the CHA launched a multi-media campaign in late FY2007 that will continue to run through FY2008.

## Appendix 15: Vacancy Rate Report

Vacancy Rate Report as of November 2, 2007			
IL Number	Property Name	Total Units	Adj. Vac. Rate
IL002226, IL002216, IL002003, IL002031, IL002017, IL002023	ABLA	502	11%
IL002007, IL002011	Altgeld Gardens/Phillip Murray Homes	2000	56%
IL002004, IL002042C	Bridgeport Homes	131	46%
IL002002	Frances Cabrini - 1230 N. Burling	134	44%
IL002009	Dearborn Homes	800	69%
IL002016	Harold Ickes Homes	738	65%
IL002001, IL002018	Ida B. Wells	1454	86%
IL002014, IL002026	Lake Parc Place	300	45%
IL002027, IL002228, IL002220	Westhaven Park	87	13%
IL002214	Quincy	27	7%
IL002212	Langston	29	10%
IL002024	Lathrop Homes	927	68%
IL002015	LeClaire Courts Ext.	299	53%
IL002013	Lowden Homes	127	15%
IL002182	Mohawk North	16	6%
IL002192	North Town Village	39	13%
IL002028, IL02085, IL002093, IL002095, IL002096, IL002102, IL002103, IL002105, IL002111, IL002112, IL002115, IL002116, IL002118, IL002120, IL002121, IL002122, IL002124, IL002125, IL002126, IL002128, IL002129, IL002130, IL002131, IL002132, IL002133, IL002134, IL002135, IL002137, IL002138, IL002139, IL002141, IL002142, IL002143, IL002145, IL002146, IL002149, IL002150, IL002153, IL002154, IL002155, IL002156, IL002157, IL002158, IL002159, IL002162, IL002164, IL002165, IL002166, IL002167, IL002168, IL002170, IL002172, IL002173, IL002176	Scattered Sites Northcentral	1115	7%
IL002051, IL002076, IL002081, IL002085, IL002090, IL002091, IL002093, IL002094, IL002096, IL002102, IL002103, IL02105, IL002112, IL002115, IL002116, IL002118, IL002120, IL002122, IL002126, IL002127, IL002129, IL002135, IL002140, IL002141 IL002143, IL002146, IL002154, IL002158, IL002161, IL002162, IL002166, IL002167, IL002168, IL002169, IL002170, IL002173, IL002176, IL002194	Scattered Sites Northeast	635	12%

## Appendix 15: Vacancy Rate Report

Vacancy Rate Report as of November 2, 2007			
IL Number	Property Name	Total Units	Adj. Vac. Rate
IL002032, IL002034, IL002095, IL002096, IL002102, IL002103, IL002105, IL002111, IL002115, IL002118, IL002119, IL002120, IL002123, IL002132, IL002136, IL002139, IL002146, IL002147, IL002151, IL002152, IL002161, IL002175, IL002180, IL002184, IL002206	Scattered Sites Southeast	583	16%
IL002034, IL002069, IL002095, IL002102, IL002103, IL002105, IL002111, IL002112, IL002115, IL002116, IL002118, IL002139, IL002143, IL002145, IL002150, IL002153, IL002158, IL002159, IL002160, IL002161, IL002166, IL002167, IL002168, IL002169, IL002170, IL002172, IL002173, IL002176	Scattered Sites Southwest	303	14%
IL002028, IL002064, IL002074, IL002095, IL002096, IL002102, IL002103, IL002111, IL002112, IL002115, IL002116, IL002119, IL002173, IL002178	Scattered Sites West	250	3%
IL002025	Trumbull Park	482	67%
IL002034	Washington Park	285	57%
IL002008	Wentworth Gardens	284	47%
IL002080	Mahalia Jackson Apts (formerly 9141- 77 S. Chgo Apt)	282	1%
IL002043	Alfreda Barnett Buster Apts (formerly 150 S. Campbell)	129	10%
IL002042B, IL002067	Linda Pucinska Apts (formerly Eckhart)	378	3%
IL002042F	Flannery Apartments	128	7%
IL002044A, IL002033	Armour Square	392	7%
IL002045B	North Callner Apts 855 W. Aldine Ave.	147	1%
IL002082	Zelda Ormes Apts (formerly LaSalle/Division) 116 Elm Apts	269	2%
IL002045B	Elizabeth Davis Apartments (formerly Franklin & Drake Apts)	149	5%
IL002063, IL002102	Lincoln Perry Apts.	450	18%
IL002040	4945 N. Sheridan Rd.	201	12%
IL002058, IL002066	Mary Hartwell Catherwood Apts (formerly Clark & Irving Apts)	359	1%
IL002044D	Fisher Apts 5821 N. Broadway St.	200	13%
IL002083	Schneider Apts 1750 W. Peterson Ave.	174	1%
IL002056	Ella Flagg Young Apartments (formerly Sheridan and Leland Apts)	235	12%
IL002078	Albany Apts 3030 W. 21st Pl.	350	24%
IL002044C	Irene McCoy Gaines Apartments (formerly Garfield Apts)	151	7%
IL002083	Racine Apartments	212	10%
IL002079	Parkside Apartments 5670 W. Lake	169	1%
IL002042A	Fannie Emanuel Apartments (formerly Parkview Apts)	181	94%
IL002042G	Long Life Apartments (formerly Shields Apts)	116	2%
IL002044B	Sullivan Apts 1633 W. Madison St.	482	23%
IL002042E, IL002068	Wicker Park	225	1%

## Appendix 15: Vacancy Rate Report

Vacancy Rate Report as of November 2, 2007			
IL Number	Property Name	Total Units	Adj. Vac. Rate
IL002042H	William Jones Apts 1447 S. Ashland Ave.	116	0%
IL002051	Margaret Day Black Apartments (formerly Clark & Webster Apts)	100	5%
IL002050	Maria Diaz Martinez Apartments (formerly Dickens & Burling Apts)	134	2%
IL002071	Larrabee Senior Apartments	86	47%
IL002061, IL002072	Lincoln & Sheffield	394	7%
IL002110	Daniel Hudson Burnham Apartments (formerly Loyola & Ridge Apts)	180	7%
IL002073	Caroline Hedger Apts (formerly Sheridan & Devon) 6400 N. Sheridan Apts	450	31%
IL002041	Vivian Gordon Harsh Apts (formerly 4227 S. Oakenwald)	124	2%
IL002032	Minnie Ripperton Apartments (formerly Princeton Apts)	339	38%
IL002057	Mary Jane Richardson-Jones Apts (formerly 49th & Langley Apt)	174	24%
IL002060	Vivian Carter Apartments (formerly Yale Apts)	220	16%
IL002049	Ada S. Dennison-McKinley Apartments (formerly 69th & South Chicago Apts)	125	7%
IL002052	Kenneth Campbell Apts 6360 S. Minerva Ave.	165	2%
IL002055	Judge Green Apts 4030 S. Lake Park Ave.	154	5%
IL002047	Judge Slater Apts.	407	28%
IL002053	Lawrence Apts 655 W. 65th St.	193	12%
IL002034	Washington Park Apartments 4949 S Cottage	92	10%
IL002182	Old Town Square	16	27%
IL002020	Frances Cabrini Extension	731	77%
IL002215	Orchard Park	13	0%
IL002002	Frances Cabrini Rowhouses	583	48%
IL002020, IL002030, IL002002	Cabrini-Green	268	49%
IL002213, IL002197, IL002198, IL002199, IL002200, IL002201, IL002202, IL002203, IL002204, IL002195, IL002191, IL002188	Horner - Westhaven	639	14%
IL002005	Lawndale Gardens	125	60%
IL002182	Mohawk Partner	5	0%
IL002182	Renaissance North	18	12%
IL002046A, IL002046B	Hilliard Family	117	3%
IL002046A, IL002046B	Hilliard Senior	188	27%
IL002219	Domain Lofts	16	0%
IL002182	Old Town Village East I	12	8%
IL002221	Old Town Village East II	16	6%
IL002222	Old Town Village West	38	5%
IL002193, IL002193	Lake Park Crescent	60	53%

## Appendix 16: Public Comments

The public comment period for the Draft FY2008 Annual Plan-Plan for Transformation Year 9 began on Wednesday, November 7, 2007 at 8:00 a.m. and ran through Thursday, December 6, 2007 at 5:00 p.m. A public comment hearing was held on Tuesday, November 20, 2007, at the University Center Lake Room (Mezzanine Level), located at 525 S. State Street, Chicago, IL, starting at 6:00 p.m. and proceeded until all comments were heard.

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 September 2007 rent statement. All public comments received and the CHA's responses have been included on the following pages.

INDIVIDUAL OR ORGANIZATION		COMMENT	CHA RESPONSE
1	Central Advisory Council (CAC)	The CAC notes the positive efforts by current CHA staff to meet with both the CAC Executive Committee and CAC Board to discuss the FY2008 Annual Plan and hopes this effort will continue in subsequent years.	Thank you for your comment. The CHA will continue to comply with federal regulations as it relates to resident and public consultation throughout the Plan for Transformation.
2	Central Advisory Council (CAC)	Early inclusion of the CAC is essential, where difficult decisions will be made regarding rehabilitation or redevelopment of family and senior developments. This is especially true in light of the CHA's intent to extend the Plan for an additional five years.	The CHA Resident Services Department has on staff a liaison to the CAC who meets regularly with the CAC to address specific resident concerns, including issues regarding rehabilitation or redevelopment of CHA developments.
3	Central Advisory Council (CAC)	The CAC remains supportive of the CHA's intent to extend the Plan for five years, to ensure there is adequate funding for completing the development and rehabilitation of 25,000 public housing units promised through the CHA's initial Plan, MTW Agreement, and Relocation Rights Contract.	Thank you for your comment.
4	Central Advisory Council (CAC)	It is important that the CHA provide to the CAC regular status reports on the CHA's request to extend the Plan, as well as provide the CAC with copies of all correspondences to and from HUD regarding the extension. This request is intended to be a request under the Freedom of Information Act (FOIA) for information regarding the approval or denial of the CHA's request for a five year extension.	Thank you for your comment. Your FOIA request has been forwarded to the CHA FOIA Officer and will be responded to appropriately.
5	Central Advisory Council (CAC)	Copies of correspondences regarding the CHA's request for an extension of the current MTW agreement for an additional five years should be sent to the CAC Chairperson as soon as possible.	Thank you for your comment. The CHA will review your request for data and has forwarded to the CAC a copy of Amendment No. 6 to the CHA's MTW Agreement.

Appendix 16: Public Comments

6	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
	Central Advisory Council (CAC)	The CAC will support the CHA's request for an extension of its current MTW Agreement for an additional five years, provided that the extended MTW agreement retains language that continues to condition HUD funding, and other commitments outlined in the MTW, on the CHA's continued compliance with the CHA Relocation Rights Contract. The CAC is requesting that the CHA state in its agreement that an extension of the MTW agreement will include all applicable provisions and protections in the CHA Relocation Rights Contract.	Thank you for your offer of support in the CHA's request to extend its MTW Agreement for an additional five years.
	Central Advisory Council (CAC)	<p>The unit completion data in the CHA's Annual Plan is repeatedly and arbitrarily changed from year to year, without explanation. CHA staff insert meaningless numbers and dates of units to be completed at certain developments. The following provide example:</p> <p>The Draft Year Nine Plan indicates the CHA plans to complete the rehabilitation of 50 units at LeClaire Courts Extension in 2010, 25 units in 2011 and zero units in 2012. The CHA's Year Seven Plan projected the completion of 110 units in FY2008 and 190 units in FY2009.</p> <p>The Draft Year Nine Plan projects the completion of 100 units at the Frances Cabrini Row Houses in FY2008 through FY2012. By contrast, the Year Seven Plan projected the completion of 200 units at Frances Cabrini Row Houses in FY2008 and the completion of the remaining 386 units in FY2009.</p> <p>The CHA Draft Year Nine Plan projects the rehabilitation of 98 units in the Flannery and Britton Budd senior buildings in FY2007, 27 units in FY2008, and indicates no units completed through FY2006. By contrast, the CHA Year Seven Plan projected the completion of 105 units at Flannery and Britton Budd in FY2006 and 193 units in FY2007.</p> <p>The Draft Year Nine Plan projects the completion of 83 units at the Larrabee in FY2008 and indicates none completed through FY2006. By contrast, the Year Seven Plan projected the completion of 30 units at the Larrabee in FY2006 and 56 units in FY2007.</p> <p>The Draft Year Nine Plan projects the completion of 55 units at the Pomeroy/Kenmore senior property in FY2011, 201 units in FY2012, and indicates none completed through FY2006. By contrast the Year Seven Plan projected the completion of 128 units at Pomeroy/Kenmore in FY2008 and 128 units in FY2009.</p>	The CHA's Unit Delivery Schedule is evaluated and updated annually to reflect changes in unit completion and delivery based on: contract and procurement complexities; construction delays; environmental remediation; extensive infrastructure improvements; fiscal constraints; and/or time adjustments to allow for building closure and resident relocation. The unit data in each Annual Plan reflects the most accurate information available.

Appendix 16: Public Comments

	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
8	Central Advisory Council (CAC)	The CHA Draft Year Nine Plan is confusing regarding the Britton Budd senior property. The Chart on page 8 of the Draft Plan refers to a "Public Housing Unit Completion Schedule", and indicates that Britton Budd will have 173 public housing units when the Plan concludes. However, the Plan also lists the Britton Budd property in both the chart on page 11 containing the planned CHA mixed-finance properties and the Proposed Disposition Chart on page 150 of the Draft Year Nine Plan.	The Annual Plan is correct with respect to Britton Budd. All of the units will be for senior residents. The CHA is working to create a mixed-finance transaction for the revitalization and management of Britton Budd Apartments through a combination of public housing subsidies, tax exempt bond financing, grants, and historic tax credits. Britton Budd is listed on page 150 of the Annual Plan because the CHA anticipates the disposition of Britton Budd to a partnership entity, in 2008 in order to implement this funding structure. The limited partner will provide equity and the general partner, of which the CHA will be the sole member, will develop the property. This mixed-finance development is listed on page 11 in the Annual Plan because it is projected to close and start construction in 2008. The 173 Britton Budd units are also listed on page 8 because construction completion and unit delivery is projected during 2009.
9	Central Advisory Council (CAC)	The Proposed Disposition Chart indicates the CHA will either enter into a ground lease or convey title to the land for Britton Budd to a private owner. If so, will there be a separate Tenant Selection Plan developed for this property, similar to other Tenant Selection Plans for CHA family mixed-finance properties?	The CHA is working to create a dynamic funding structure for the revitalization and management of Britton Budd Apartments through a combination of public housing subsidies, Low-Income Housing Tax Credits, and project-based voucher subsidies. The CHA anticipates that portions of the Britton Budd may be disposed of to bring rise to a vibrant mixed-income senior community.  The CHA will work in collaboration with the developer to create the Tenant Selection Plan (TSP) for Britton Budd. Although there may be differences among TSPs from property to property, developers must adhere to the CHA Minimum Tenant Selection Plan for mixed-finance communities, as well as local, state and federal law.
10	Central Advisory Council (CAC)	I would urge the CHA to discontinue the use of the term "mixed-income" since it appears to have no statutory or regulatory meaning. I am not aware of any CHA family property that is defined under the Housing Act, or any HUD regulation, as "mixed-income".	The CHA uses the industry standard term "mixed-income/mixed-finance" to reflect the diversity in both the economic demographics of the resident population and in the financing of the given development.

## Appendix 16: Public Comments

INDIVIDUAL OR ORGANIZATION		COMMENT	CHA RESPONSE
11	Central Advisory Council (CAC)	The Draft Year Nine Plan is confusing as to the Dearborn Homes and Harold Ickes Homes properties. The Chart on page 8 indicates CHA projects to complete 660 public housing units at Dearborn and 312 public housing units at Ickes by the end of the Plan. The Plan does not indicate whether the units will be a part of mixed-finance developments at those sites or where they will consist of rehabilitated units, similar to Wentworth Gardens and Trumbull Park. It is clear that a number of original units at Dearborn and Ickes will be demolished under the Draft Year Nine Plan if units at Dearborn Homes will be reduced from 800 units to 660 units and Harold Ickes Homes reduced from 738 (per the occupancy data on page 128 of the Draft Plan) to 312 public housing units. If this is so, why don't the demolition charts on pages 144 through 148 reflect any demolition activity for either Dearborn or Ickes?	The CHA remains committed to the Plan for Transformation and its underlying premise to bring back 25,000 units of public housing. Under the original MTW Annual Plan, the CHA planned to only bring back 400 units of rehabilitated housing at Dearborn Homes. During FY2007, this unit delivery plan for Dearborn Homes was increased to provide for the return of 660 rehabilitated units of public housing at the site. Planning for the revitalization of Harold Ickes Homes will continue in FY2008 in an effort to find alternative methods of revitalization for this development.
12	Central Advisory Council (CAC)	If the CHA anticipates significant activity at Dearborn Homes and Harold Ickes in FY2007, it is essential that the working groups at these sites move forward and convene regular meetings as soon as possible.	Working Group meetings will be scheduled in FY2008 and will include resident leadership participation.
13	Central Advisory Council (CAC)	The working groups at LeClaire Courts and Lathrop Homes are essential given that these properties are projected to be mixed-finance developments, which will probably have site-specific criteria that must be finalized at least one year before units are offered for occupancy. The CHA should move forward with meaningful activity at both LeClaire Courts and Lathrop Homes and should ensure that the working groups meet on a regular basis and continue to progress towards start and completion dates at these sites.	Working Group meetings will be scheduled in FY2008 and will include resident leadership participation.

Appendix 16: Public Comments

	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
14	Central Advisory Council (CAC)	<p>The CAC requests that the CHA provide the following data and information: 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>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;</p> <p>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 January, 2008 CAC Board meeting and monthly CAC Board meetings thereafter; and that the Independent Monitor include data on the above in her final report.</p>	Thank you for your comment. The CHA will review your request for data.
15	Central Advisory Council (CAC)	The CHA occupancy data contained in both Year 7 and the Draft Year Nine Plans indicate the number of families in all CHA public housing properties decreased from 16,400 in July, 2005 to 15,859 as of September 30, 2007. Further, while the senior population actually increased from 7,080 in 2005 to 7,844 in 2007, the family population decreased from 9,320 in July 2005 to 8,015 in September, 2007. This means there are now 1,305 fewer families in the CHA family public housing units than there were in 2005.	Residents who have accepted permanent housing choice vouchers, as well as those who moved permanently from traditional public housing into public housing units in mixed-income/mixed-finance communities will ultimately affect the number of families reflected in the CHA's traditional public housing demographics.

## Appendix 16: Public Comments

INDIVIDUAL OR ORGANIZATION		COMMENT	CHA RESPONSE
16	Central Advisory Council (CAC)	It is critical that CHA staff maintain regular communication with both the CAC Executive Committee and LAC leadership, to keep all parties informed and involved regarding all plans (and changes) for a particular site.	<p>The CHA has an executive staff member who serves as the liaison to the CAC. 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 the 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>
17	Chicago Rehab Network	Our position and detailed recommendations are structured around three core principles: redevelopment without displacement, public accountability and resident/community involvement in decision-making, and the goal of creating a net gain of affordable housing.	Thank you for your comment. The Draft FY2008 Annual Plan demonstrates the CHA's commitment to providing public housing residents with the three core principles mentioned in your comment.
18	Chicago Rehab Network	We are deeply concerned about the apparent insufficiency of projected resources to accomplish the level of demolition and redevelopment proposed by the Plan.	Thank you for your comment. The CHA shares your concern regarding funding.
19	Chicago Rehab Network	We fear that the \$1.6 billion projected amount necessary to complete the Plan will be far from sufficient. Insufficient resources relates to the slow pace with which housing is being built and the length of time it takes for a CHA family to return to their home.	Thank you for your comment. The CHA shares your concern regarding funding.
20	Chicago Rehab Network	The majority of units completed are either senior or scattered site units. Only 2,233 or 29% of the units at mixed-income sites have been completed, while a mere 1,707, or 32% of the units at traditional rehab sites have been delivered.	Thank you for your comment. The unit number count stated in your comment does not reflect units completed through the end of FY2007.
21	Chicago Rehab Network	While we are pleased to see that a greater number of units are to be preserved at Dearborn Homes (660 up from 400), we notice that this gain is offset by the decrease in planned units at the Ickes Homes (312 down from 400), and the Washington Park Homes (192 down from 363). This reminds us, once again, of the substantial loss that all these plans entailed when compared to what we began with at the start of the Plan: 1,006 units at Ickes, 468 units at Washington Park, and 800 units at Dearborn. This translates to a net loss of 1,110 units - nearly half the original units - at these three developments alone.	The CHA is committed to rehabilitating or redeveloping 25,000 public housing units. Although the total number of units at Harold Ickes, Washington Park Homes, and Dearborn Homes may change, there will still be replacement units located at other CHA developments. The CHA's Unit Delivery Schedule is evaluated and updated annually to reflect changes in unit completion and delivery based on: contract and procurement complexities; construction delays; environmental remediation; extensive infrastructure improvements; fiscal constraints; and/or time adjustments to allow for building closure and resident relocation. The unit data in each Annual Plan reflects the most accurate information available.

## Appendix 16: Public Comments

INDIVIDUAL OR ORGANIZATION		COMMENT	CHA RESPONSE
22	Chicago Rehab Network	While the last seven years of incredible effort to accomplish the vision of transformation have been met with praise and awards, the general failure of the CHA to achieve dialogue with community advocates has meant that efforts to truly critique the Plan have dwindled enormously.	The CHA has continuously engaged in dialogue with community partners, city organizations, and residents on all policies that significantly impact the Plan for Transformation.
23	Chicago Rehab Network	<p>The Plan for Transformation continues to impact communities: first, by shifting massive numbers of people in and out of neighborhoods; second, by creating an environment in which mixed-income housing has become the dominant model of new affordable housing, and third, by remaining the greatest consumer of affordable housing resources in Chicago.</p> <p>The ramifications of the CHA's announcement to extend its construction timeline until 2015 have yet to be fully understood.</p>	<p>Thank you for your comment. The CHA is committed to changing the face of public housing to mixed-income/mixed-finance communities because it assists the residents to become more committed, involved, and identified within their community, as well as promotes economic and social self-sufficiency. In order for the CHA to accomplish these goals, many residents had to move into temporary public housing, which was a necessary step in order for the CHA to redevelop and rehabilitate public housing.</p> <p>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.</p>
24	Chicago Rehab Network	Our immediate concern is the future of Lathrop Homes. The plan released last year states that Lathrop's 925 public housing units would be replaced with only 400, to be matched by the same number of affordable and market-rate units. The plight of Lathrop is a strong illustration of the need to secure appropriate funding, and the dangers of relying too much on mixed-income redevelopment in an environment where the greatest market demand is by far for affordable housing. On a positive note, it is also a once in a lifetime opportunity to transform a scarce piece of land into an affordable community that will be valued for years to come.	<p>The CHA is committed to rehabilitating or redeveloping 25,000 public housing units. Although the total number of units at Lathrop may change, there will still be replacement units located at other CHA developments. For accurate unit count information, please refer to the Unit Completion Schedule located in MTW Statutory Objective I, Chapter 1. Public Housing Revitalization in the FY2008 Annual Plan.</p> <p>Lathrop Homes will be redeveloped as a mixed-income/mixed-finance community, which will help integrate public housing residents into their surrounding neighborhoods.</p>
25	Chicago Rehab Network	We believe it is time that dialogue between advocates and the CHA be renewed, and we sincerely hope, with the falling market and inadequate federal funding posing challenges for us all, that we may unite our concerns in a re-imagined plan.	The CHA has continuously engages in dialogue with community partners, city organizations, and residents on all policies that significantly impact the Plan for Transformation.
26	Chicago Rehab Network	Chicago Rehab Network attached the article "Lathrop Homes: Vision for an Affordable Community" to its comments on the Draft FY2008 Annual Plan.	Thank you for forwarding to the CHA the article entitled, "Lathrop Homes: Vision for an Affordable Community".

## Appendix 16: Public Comments

INDIVIDUAL OR ORGANIZATION		COMMENT	CHA RESPONSE
27	Willie Burrell/Dorothy Gautreaux Northeast Scattered Site Local Advisory Council	The dismantling of public housing in Chicago for the last six decades creates a very broad social paradox, with many citizens facing the issues of neighborhood bias, housing discrimination, human rights violations, obsolete family/senior and veteran services, including but not limited to accessibility for disabled persons, also the companion issues of social, economic, education, health care, and housing disparities, coupled with extreme vicious malicious acts such as police brutality and misconduct.	Thank you for your comment.
28	Willie Burrell/Dorothy Gautreaux Northeast Scattered Site Local Advisory Council	The Dorothy Gautreaux Northeast Scattered Site Local Advisory Council continues to weigh some of the serious systemic social concerns of many Residents. This includes the perpetration of stereotyped notions about public housing residents held by many in the broader community and is marked by a lack of straightforwardness in matters of public trust, mismanagement, dishonesty and politics, and the distant U.S. Department of Housing and Urban Development (HUD) knowingly participate and, allowing for impure conduct and practices, including actions clearly meant to not further its obligation to affirmatively further "Fair Housing, and Equal Opportunity" in Chicago and throughout the State of Illinois, perhaps the nation.	Thank you for your comment.
29	Willie Burrell/Dorothy Gautreaux Northeast Scattered Site Local Advisory Council	The Plan for Transformation does not meet Moving to Work goals, which aim to help families move into the work force, increase low-income housing choices and improve cost effectiveness.	The CHA continues to achieve its Moving to Work Statutory Objectives of: 1) increasing housing choices for low-income families; 2) giving incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, education programs, or programs that assist people to obtain employment and become economically self-sufficient, and 3) reducing costs and achieving greater cost effectiveness in federal expenditures.
31	Willie Burrell/Dorothy Gautreaux Northeast Scattered Site Local Advisory Council	The City of Chicago and CHA has allegedly cried out to integrate low income residents into the broader community. However, these citizens living in public housing are racially steered into certain census tracks and denied meaningful participation in those communities by those that implement the CHA's Plan.	The CHA maintains compliance with federal, state, and local fair housing regulations and anti-discrimination laws.
32	Willie Burrell/Dorothy Gautreaux Northeast Scattered Site Local Advisory Council	CHA and its agents religiously apply sanctions, authorized and approved by the CHA.	The CHA is strictly regulated by HUD and maintains compliance with federal, state, and local laws dealing with Fair Housing.

Appendix 16: Public Comments

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
33 Willie Burrell/Dorothy Gautreaux Northeast Scattered Site Local Advisory Council	The CHA ignores requests for basic maintenance services.	The CHA and HUD have established benchmarks that each property management company must adhere to in order to maintain CHA buildings and units in quality condition. During FY2008, the CHA will continue its property management initiatives that include timely completion of both work orders and unit inspections.
34 Willie Burrell/Dorothy Gautreaux Northeast Scattered Site Local Advisory Council	The CHA has the power of deciding whether or not to allow individuals and/or groups access to federal programs and benefits, treat residents differently in terms and conditions, and have an impact on whether residents are successful in their housing goals. Many citizens living in CHA's units are forced to give up and fully depend on social service agencies.	The CHA is strictly regulated by HUD and maintains compliance with federal, state, and local laws dealing with fair housing.
35 Willie Burrell/Dorothy Gautreaux Northeast Scattered Site Local Advisory Council	The Gautreaux Northeast Scattered Site Local Advisory Council attached the article "The Blatant Face of Racial Discrimination; First Cousin of Hate."	Thank you for forwarding the article.
36 Willie Burrell/LAC President	The LAC would like a report on Section 3 contracts that provides the following information: the contract, details about the contract, the company/person awarded the contract, the amount of the contract, and the number of resident hires.	Under the Freedom of Information Act (FOIA), the public has the right to review contracts that are subject to Section 3 requirements. In order to obtain the requested information, please submit a formal request to the CHA Communications Department, FOIA Officer.
37 Willie Burrell/LAC President and Maner Wiley/LAC President	Section 3 contracts need to be monitored because the program is not implemented properly. We should be able to determine the number of Section 3 hires and from which tier Section 3 hires are from, as well as the where the funds are being allocated.	Thank you for your comment.
38 Myra King/LAC President	Section 3 needs to be applied to all people who are contracted to do business with the CHA. We are not begging, we are buying.	Thank you for your comment.  Programs that are subject to Section 3 are programs that have received financial assistance for development, operation, and modernization. This also applies to certain HUD funded housing and community development projects that complete housing rehabilitation.
39 Nicki Bazar/Legal Assistance Foundation of Metropolitan Chicago (LAF)/Rockwell Gardens	The LAC objects to the CHA's plan to demolish the non-dwelling one-story building at 150 W. Western. The Rockwell Gardens Working Group had discussions that this building may possibly serve as a site for community space; however, there is currently no on-site community space at West End nor in the plans for Phase 2 development.  Also, the building at 150 S. Western was discussed as the most likely location for building out new space for residents of West End as well as a possible location for the Illinois Facilities Fund. There were no prior discussions nor agreement with the Working Group to demolish this building. The reference to demolish of this building should be removed from the 2008 Annual Plan.	Maintaining a closed building poses a financial burden and an insurance risk to the Chicago Housing Authority. Additionally, 150 S. Western in its current status negatively impacts the marketability of West End. Therefore, the CHA believes it is in its best interest to demolish the building. The CHA is committed to continuing the discussions regarding community space at Rockwell Gardens.

Appendix 16: Public Comments

INDIVIDUAL OR ORGANIZATION		COMMENT	CHA RESPONSE
40	Richard Wheelock/Legal Assistance Foundation of Metropolitan Chicago	The LAC objects to the CHA's proposed demolition schedule for Green Homes and Cabrini Extension South. The CHA has represented to Judge Hibbler in the case of Cabrini-Green LAC v. CHA, 04C3792 (N.D.IL) that no relocation and demolish plan will be developed or implemented until such time that developers are selected for these two sites and they have had the opportunity to meet with the CHA and the LAC regarding their own recommendation on these issues.	The CHA remains committed to the representations made with respect to the litigation.
41	Richard Wheelock/Legal Assistance Foundation of Metropolitan Chicago	The LAC has attached its vision plan for Lathrop Homes, which proposes an affordable housing community for Lathrop Homes as an alternative to CHA's Draft FY2008 Annual Plan. Market-rate housing should not take the place of critically needed affordable housing (public housing, affordable rental and affordable for-sale).  The LAC rejects CHA's proposed demolition plan as premature, especially sine the preservation study commissioned by the Habitat Company has not been completed and the CHA has not as yet negotiated a Memorandum of Agreement with the Illinois State Historic Preservation Office.	Thank you for your comment. The CHA continues to work with the LAC with respect of its plans for Lathrop Homes.
42	Anonymous	I am an HCV participant that was recently transferred to the Englewood Community. Due to the racial make-up of the community, my family and I have been a target for racial harassment. I desperately want to move to a diverse area, because I fear for my family's safety and my health. My car was recently burglarized, and I must have an operable vehicle in order to get to work and provide for my family. My car is the only means of transpiration for the one hour commute that I have everyday. I love my job and it has become obvious to my employer that I'm falling apart. I promise the CHA if you transfer my family to the unit on Marmora, I would guarantee you we will not request another transfer.	Your comment has been forwarded to the appropriate departments at the CHA for review.
50	Tyrone Wright	I live in a senior designated building, and I would like to be relocated to a building for disabled tenants only. I would also like a copy of the FY2008 Annual Plan.	The CHA mailed a copy of the Draft FY2008 Annual Plan during the public comment period, November 7-December 6, 2007. The CHA does not have buildings for disabled residents only.

## Appendix 16: Public Comments

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
51 Georgette B. Mullens	<p>My mother and I are in great need of public housing. I have been on the wait list for seven years, and my mother has been on the wait list even longer. I don't understand why people that are in desperate need of housing, due to poverty and illnesses, have such as difficult time being placed.</p> <p>I don't know what this FY2008 Annual Plan entails, but I hope it is not another plan of empty promises. I would appreciate it if someone would contact me so that I can discuss our situation in more detail.</p>	<p>Your comment has been forwarded to the CHA Occupancy Department for review.</p> <p>The FY2008 Annual Plan details the CHA's anticipated activities for the upcoming fiscal year and charts the CHA's progress in completing the Plan For Transformation.</p>
52 Claudice Ware	<p>The Plan for Transformation thus far is fine, but my biggest concern is the lack of participation from the leadership in the community. I believe that it is important that community leaders provide their input as it pertains to the Plan. CHA executives and community leaders should continue to work closely with one another and provide services to public housing residents.</p>	<p>The CHA continues to encourage the participation of community leaders in the Plan for Transformation, as well as maintain its compliance with federal regulations regarding public consultation on all required policy and procedures.</p>
53 Claudice Ware	<p>The Heartland Service Connector should continue to service the community. They have established solid relationships with many public housing residents.</p>	<p>In 2008, the CDHS and the CHA will roll out the new FamilyWorks program. This program replaces the Service Connector program developed in collaboration with the Mayor's Office of Workforce Development, City Colleges of Chicago, Chicago Job Council, and the Mayor's Office. The new model focuses on identifiable outcomes with an intensive concentration on permanent housing choices, lease compliance, employment preparation and employment retention. The CHA is currently reviewing all of the social and workforce development services. Service providers will be selected based on a competitive bidding process.</p>
54 Claudice Ware	<p>The change in the distribution of holiday gifts is fine as long as public housing residents can have some input regarding the selection of residents that are eligible for receiving gift cards.</p>	<p>Thank you for your comment.</p>
55 Claudice Ware	<p>The Plan for Transformation is great as long as CHA is mindful and brings the correct number of units and residents back to public housing.</p>	<p>The CHA is committed to rehabilitate and/or redevelop 25,000 public housing units. All eligible, lease compliant families under the Relocation Rights Contract will be offered a rehabilitated or redeveloped public housing unit.</p>
56 Claudice Ware	<p>For residents that are already self-sufficient, what programs are in place to further assist these residents in maintaining their independence? I would like to see job opportunities or other types of programs offered to help public housing residents achieve greater economic success.</p>	<p>The CHA provides a host of programs available to public housing residents seeking greater economic success. For residents that are already self-sufficient, the CHA encourages those residents to sustain their financial independence, and they too are welcome to enroll and participate in any of the programs offered.</p>

## Appendix 16: Public Comments

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
57 Kiia Lewis	<p>I am attending today's public comment hearing to find out what is going to happen with my residency. I have three daughters living with me, and I receive SSI. I am seriously concerned about my public housing.</p> <p>Will I be granted low-income housing for my family according to my income?</p>	<p>Beginning at admission, the CHA offers each resident the choice of paying rent based rent or flat rent that is applicable to the unit they are occupying. The function of income-based rent is that it is based on the income of the household, making rent affordable for low-income residents.</p>
58 Kiia Lewis	<p>My biggest fear is being housed in another public housing project in a bad or inappropriate environment. I sincerely hope that I am able to stay not far from my current residence.</p> <p>Will I have to continue living in public housing projects or is the Housing Choice Voucher (HCV) program an option for me?</p>	<p>HCVs are available for CHA residents in accordance with federal regulations. Please contact the CHA Relocation Department at 312/786-4018 or HCV Department at 312/913-7664 to discuss your situation further.</p>
59 Bernadette Williams/LAC President	<p>Are public housing units at mixed-income properties included in the final Plan count?</p>	<p>Yes, units at mixed-income/mixed finance communities are included in the 25,000 public housing unit count.</p>
60 Bernadette Williams/LAC President	<p>By the end of FY2008, the CHA will have completed 17,210 units; what is this number comprised of?</p> <p>Did you ask for an extension?</p>	<p>Each year the CHA anticipates its progress toward completing its goal of returning 25,000 units of public housing to the CHA's housing stock. For a detailed description of where the units are anticipated to be delivered, please refer to Unit Deliver Schedule in MTW Statutory Objective I: Chapter 1 Public Housing Revitalization.</p> <p>The CHA submitted Amendment No. 6 to its MTW Agreement as a request for a five-year extension to both is MTW designation and MTW Agreement.</p>
61 Gloria Williams/LAC President	<p>The unit delivery numbers presented for Ickes/Bridgeport Homes are not accurate because these developments will not have units delivered in FY2008.</p>	<p>The CHA anticipates the rehabilitation of Bridgeport Homes in FY2008. The final 19 units will be delivered throughout the year. A total of 111 units will be rehabilitated at Bridgeport, four more than what was originally anticipated.</p> <p>The revitalization of Harold Ickes Homes will commence during FY2011 and end FY2015, delivering a total of 312 units of public housing under the Plan for Transformation.</p>
62 Francine Washington/LAC President	<p>Is the Housing Choice Voucher (HCV) program still conducting its Landlord Outreach Specialist program even with the increase in foreclosures going on in many communities? The CHA needs to make sure that the new landlords are not in foreclosure or in danger of foreclosure when they are recruited to provide housing for HCV participants. Credit checks should be conducted on all landlords to ensure that they do not owe utilities or other outstanding debt.</p>	<p>The CHA evaluates each landlord prior to inclusion in the HCV program.</p>
63 Crystal Palmer/LAC President	<p>The FY2008 Annual Plan states that the CHA anticipates that over 36,500 families will take part and benefit from the HCV Program. This number is not equal to the number that was provided to us in the October presentation.</p>	<p>The CHA continues to update its anticipated goals to reflect the most accurate information available.</p>

## Appendix 16: Public Comments

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
64 Juanita Steveson/LAC President	If a public housing resident has a HCV can they move immediately to another area?	In order for a HCV resident to move, they must give proper notice and follow established procedures.
65 Juanita Steveson/LAC President	A resident from Northwest Scattered Sites told me that she had to take her voucher to Cook County. Is this true?	Please contact the HCV Department at 312/913-7664 to address your concerns.
66 Crystal Palmer/LAC President	A landlord has instituted a \$200 per month fee for an HCV participant to use appliances.	The HCV participant should contact the CHA HCV Department at 312/913-7664 for assistance in addressing this issue.
67 Francine Washington/LAC President	What does MTW Statutory Objective mean?	An MTW Statutory Objective is a goal for the CHA mandated by HUD authorized through the Housing Act of 1937. In order to receive the regulatory flexibility and funding fungibility allowed by the MTW Agreement, the CHA has agreed to provide and administer housing assistance that meets the following three MTW Statutory Objectives: 1) increase housing choices for low-income families; 2) give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, education programs, or programs that assist people to obtain employment and become economically self-sufficient, and 3) reduce costs and achieve greater cost effectiveness in federal expenditures.
68 Francine Washington/LAC President	Can an incentive be that a working family is provided the opportunity to move to Park Blvd?	Under the CHA's Relocation Rights Contract with its residents, incentives may not be negotiated.
Francine Washington/LAC President	Who can a HCV participant speak with if they are being asked to pay an additional amount in rent, above an beyond their HCV. The additional money paid is not covered in the lease, and when the landlord was questioned about the additional money, their response was that the voucher does not cover the entire amount of rent.	The HCV participant should contact the CHA HCV Department for assistance in addressing this issue at 312/913-7664.
69 Myra King/LAC President	What is FamilyWorks?  How is it different from the Service Connector Program?	In 2008, the CDHS and the CHA will implement the new FamilyWorks program. This program replaces the Service Connector program and was developed in collaboration with the Mayor's Office of Workforce Development, City Colleges of Chicago, Chicago Job Council, and the Mayor's Office. The new model focuses on identifiable outcomes with an intensive concentration on permanent housing choices, lease compliance, employment preparation, and employment retention. The CHA is currently reviewing all of the social and workforce development services. Service providers will be selected based on a competitive bidding process.
Myra King/LAC President	We would like the CHA to thoroughly explain Family Works to the CAC.	Your request has been forwarded to the CHA Resident Services Department for follow-up.

## Appendix 16: Public Comments

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
70 Myra King/LAC President	Can we get data showing that these programs such as the various Workforce Development Programs under Opportunity Chicago, Career Prep, After School Matters and Section 3 Hires are actually working? If they aren't working, the CHA should offer other programs.	Under the Freedom of Information Act, the public has the right to review statistical data regarding the results of programs. Please submit a formal request for information to the FOIA Officer located in the CHA's Communications Department.
71 Bernadette Williams/LAC President	Does After School Matters include the 10 children selected by the LAC?  We want the children to have a larger selection of contractors to choose from.	Your comment has been forwarded to the CHA Resident Services Department for further review.  The CHA encourages families to participate in neighborhood after school programs. FamilyWorks providers are available to connect residents to services based on their unique needs.
72 Bernadette Williams/LAC President	Section 3 has been an ongoing problem. It needs to be monitored better.	Thank you for your comment. Your comment has been forwarded to Section 3 Compliance Officer within the CHA's Procurement Department.
73 Bernadette Williams/LAC President	We want a report on the three (3) tiers of the Section 3 Program.	All formal requests for information regarding the Section 3 program should be forwarded to the CHA's Human Resources Department.
74 Francine Washington/LAC President	Section 3 should apply to all contractors, even consultants.	Section 3 compliance applies for all contractors and other business that receive government funding.
75 Francine Washington/LAC President	City Colleges is offering a certification program in Health and Sanitation. This would be beneficial to residents because they would be certified to work around food, in industries such as cafeterias and hotels.	The CHA and City College of Chicago have an Intergovernmental Agreement (IGA) that allows lease compliant residents to be eligible for tuition assistance. The Health and Sanitation certificate program is one of many offerings through the IGA.
76 Bernadette Williams/LAC President	The Service Connector announced that on 12/31/07 their staff is being reduced and that if the residents don't open a case now they will not be serviced until March.	During the transition from the Service Connector program to the FamilyWorks program, Service Connectors are still required to work with their full case load, when residents request assistance.
77 Ramona Stout	I would like a hard copy of the FY2008 Annual Plan and FY2006 Annual Report mailed to the address provided.	The Draft FY2008 Annual Plan-Plan for Transformation Year 9 and the FY2006 Annual Report were mailed to the address provided.
78 Amanda Montgomery	I am a graduate student working on my thesis. I am very interested in the status of the Ida B. Wells development revitalization, and any information that you could provide would be greatly appreciated.  Is the development complete? If not what phase is complete? Have there been any studies on the impact of the development on the surrounding community?	Please visit <a href="http://www.thecha.org">www.thecha.org</a> to review the Draft FY2008 Annual Plan. The Plan provides information on the Ida B. Wells development.  Your comment has been forwarded to the Office of Development Management (ODM) for further review.

## Appendix 16: Public Comments

INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
79 Pamela Cheers/Chears 2 Resolutions	Please mail a copy of the FY2008 Annual Plan to the address provided.	A copy of the FY2008 Annual Plan was mailed to the address provided.
80 Annette Holek/Architects' Association of Denmark on behalf of the Danish Ministry of Social Affairs	I am managing a project for Architect's Association of Denmark with the objective of gathering best practices from Europe and the USA regarding affordable housing. Danish social housing estates are large areas of concrete housing built after WWII, and are now at risk of turning into social and ethnic ghettos. Chicago has substantial experience with transforming these types of areas, and we are very interested in learning more about the Plan for Transformation. We will be coming to Chicago between November 19 and 20, 2007, and we would be interested in talking to a representative of the CHA to about the policies and programs regarding affordable housing.	Thank you for your interest. On November 19, 2007, representatives from the CHA Office of Development Management met with you and your associates, and provided an extensive discussion on New Urbanism and CHA's implementation of New Urbanism and policies on relocation.

## Appendix 17: Certifications



December 12, 2007

### ITEM NO. C2

#### **RECOMMENDATION TO APPROVE THE FY2008 MTW ANNUAL PLAN – PLAN FOR TRANSFORMATION YEAR 9**

To the Honorable Board of Commissioners

#### RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached FY2008 MTW Annual Plan – Plan For Transformation Year 9 (FY2008 MTW 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. The attached document represents the CHA's FY2008 MTW 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 CHA has organized the discussions of work and efforts under three MTW Statutory Objectives: 1) Increase housing choices for low-income families; 2) Give incentive to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, education programs, or programs that assist people to obtain employment and become economically self-sufficient, and 3) Reduce cost and achieve greater cost effectiveness in Federal expenditures. The FY2008 MTW Annual Plan outlines the activities that the CHA will conduct during FY2008 to achieve the MTW Statutory Objectives.

To ensure community and resident input on the FY2008 MTW Annual Plan, the CHA held a public comment period from November 7 to December 6, 2007. A public hearing was held on November 20, 2007 at the University Center. The CHA has reviewed and responded to public comments, which will be included in the FY2008 MTW Annual Plan that will be submitted to HUD. In finalizing the FY2008 MTW Annual Plan, the CHA gave consideration to comments received during the public comment period and public comment hearing.

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 FY2008 MTW Annual Plan. The CHA will submit the FY2008 MTW Annual Plan to HUD.

60 East Van Buren, 12<sup>th</sup> Floor · Chicago, Illinois 60605 · (312) 913-7282 · [www.thecha.org](http://www.thecha.org)

#### RESOLUTION 2007-CHA-186

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 12, 2007 requesting approval of the FY2008 MTW Annual Plan – Plan for Transformation Year 9, attached hereto

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approve the attached the FY2008 MTW Annual Plan – Plan for Transformation Year 9, and grant authorization to submit these documents to the U.S. Department of Housing and Urban Development.



60 East Van Buren, 12<sup>th</sup> Floor · Chicago, Illinois 60605 · (312) 913-7282 · [www.thecha.org](http://www.thecha.org)

## Appendix 17: Certifications

### 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 2008, (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 1 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).



## Appendix 17: Certifications

### Certification of Payments to Influence Federal Transactions

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

Applicant Name

The 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.

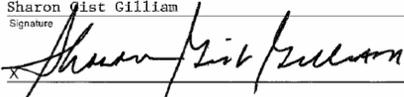
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this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

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

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

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

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

Name of Authorized Official	Title
Sharon Gist Gilliam	Chief Executive Officer
Signature	Date
	10/03/07
Previous edition is obsolete	form HUD 50071 (3/98) ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

# CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## Appendix 17: Certifications

### 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 <b>A. Tish Mercer</b>	Title <b>Director-Human Resources</b>
Signature 	Date <b>9/21/07</b>

form HUD-50878 (3/96)  
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

If an investigation confirms violation of the policy has occurred, the CHA will take corrective action. These measures may include, but are not limited to, written warning, counseling, oral reprimand, suspension, or dismissal of the employee engaging in such misconduct. A record of such disciplinary actions will be placed in the employee's personnel file.

#### CONFIDENTIALITY

Complaints of harassment, investigation of complaints of harassment, and any corrective action taken in response will be kept confidential to the extent possible.

#### NO RETALIATION

The CHA forbids any reprisal or retaliation against an employee for filing a good faith complaint of harassment or for supporting or assisting, in good faith, another employee in pursuing a complaint, or filing a discrimination charge. Anyone experiencing or witnessing any conduct he or she believes to be retaliatory should immediately report it to any of the individuals named above. The CHA will not retaliate or discriminate against any employee for exercising any rights under this policy. Retaliation is a violation of this policy.

#### American with Disabilities (ADA)

The CHA is committed to complying fully with the Americans with Disabilities Act (ADA), Section 504 of the Rehabilitation Act of 1973, and all other state, federal and local laws ensuring equal opportunity in employment for qualified persons with disabilities. We continually review our hiring and selection procedures to assure they are consistent with equal opportunity, and it is our policy to fully explore reasonable accommodations in accordance with the law to enable disabled individuals to safely and effectively perform their jobs. This policy is neither exhaustive nor exclusive.

Reasonable accommodation is available to all disabled employees, where their disability affects the performance of job functions. All employment decisions are based on the merits of the situation in accordance with defined criteria, not the disability of the individual.

The CHA is also committed to not discriminating against any qualified employees or applicants because they are related to or associated with a person with a disability. The CHA will follow any state or local law that provides individuals with disabilities greater protection than the ADA.

#### Drug Free Environment

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. 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 the 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.

Page 11 of 35

## Appendix 17: Certifications

The 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.

The CHA is committed to being a drug-free, healthful, and safe workplace. You are required to come to work in a mental and physical condition that will allow you to perform your job satisfactorily.

Under the Drug-Free Workplace Act, if you perform work for a government contract or grant, you must notify the CHA if you have a criminal conviction for drug-related activity that happened at work. You must make the report within five (5) days of the conviction.

If you have questions about this policy or issues related to drug or alcohol use at work, you can raise your concerns with your supervisor or the Human Resources Department without fear of reprisal.

### ***Immigration Law Compliance***

The CHA is committed to complying with the immigration laws that require we employ only citizens and others who are authorized to work in the United States. The CHA does not, however, discriminate on the basis of national origin.

In compliance with the Immigration Reform and Control Act of 1986, each new employee, as a condition of employment, must complete the Employment Eligibility Form I-9 and present documentation that establishes identity and employment eligibility. Former employees who are rehired must also complete the form if they have not completed an I-9 with the CHA within the past three (3) years, or if their previous I-9 is no longer retained or valid.

Employees may raise questions or complaints about immigration law compliance without fear of reprisal.

### ***Relationships in the Workplace***

When relatives or persons involved in a dating relationship work in the same area of an organization, it may cause problems at work. In addition to claims of favoritism and morale issues, personal conflicts from outside can sometimes carry over to work.

For this policy, we define a relative as any person who is related to you by blood or marriage, or whose relationship with you is similar to that of a relative. We define a dating relationship as a relationship that might reasonably be expected to lead to a consensual "romantic" relationship. This policy applies to all employees regardless of their gender or sexual orientation.

Our policy is that an employee may not directly work for a relative or supervise a relative. We also discourage a person in a dating relationship to supervise or to report for that person. The CHA also reserves the right to take quick action if an actual or potential conflict of interest arises involving relatives or persons involved in a dating relationship who are in positions at any level (higher or lower) in the same line of authority that may affect the review of employment decisions.

If two employees become relatives, or start a dating relationship and one of them supervises the other, the acting supervisor is required to tell management about the relationship. The two employees are to decide which one of them is to be transferred to another available position. If they do not make that decision within thirty (30) calendar days, the CHA will decide who to transfer or, if necessary, terminate.

There may also be situations when there is a conflict or the potential for conflict due to employee relationships, even if there is no direct reporting or authority involved. In that case, we may reassign or terminate his/her employment. If you are in a close personal relationship with another employee, we ask that you avoid displays of affection or excessive personal conversation at work.

Appendix 17: Certifications

Sites that house CHA employees:

- 1. 60 East Van Buren Street
- 2. 4859 South Wabash Avenue

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.

  
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

# CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## Appendix 18: Submissions Required for the Receipt Funds

### CHICAGO HOUSING AUTHORITY FY2008 MTW OPERATING SUBSIDY SCHEDULE

		<u>2008</u>
FY2007 MTW AEL		547.96
multiply by simplified delta (1/2 percent)		1.005
<b>Subtotal</b>		550.70
multiply by local Inflation Factor (1.023)		1.023
<b>2008 MTW AEL</b>		<b>563.37</b>
	<u>Units</u>	<u>UMA</u>
<b>Total Authority Units</b>	<b>28,349</b>	<b>340,188</b>
New Mixed Income*	<b>165</b>	<b>1,980</b>
<b>Sub-Total</b>	<b>28,514</b>	<b>342,168</b>
<b><u>Adjustments for demolition:</u></b>		
Less: 1st quarter demolitions (0 units * 9 unit months)	-	-
Less: 2nd quarter demolitions (0 units * 6 unit months)	-	-
Less: 3rd quarter demolitions (1,294 units * 3 unit months)	1,121	(3,363)
<b>Total reduction in units (UMAs)**</b>	<b>1,121</b>	<b>(3,363)</b>
Projected FY2008 Unit Months Available		338,805
multiply by units months times the FY2008 AEL		190,872,573
Add: Phase III Energy Service Agreement		1,561,037
<b>FY2008 Operating Subsidy Projection</b>		<b>\$192,433,610</b>

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

# CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## Appendix 18: Submissions Required for the Receipt Funds

### 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 IL06P00250107 FFY of Grant Approval: (2007)

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	\$80,346,821
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$80,346,821</b>
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

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

Capital Fund Grant Number IL06R00250107 FFY of Grant Approval: (2007)

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	\$18,857,234
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$18,857,234</b>
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	

## Appendix 18: Submissions Required for the Receipt Funds

### 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 IL06R00250207 FFY of Grant Approval: (2007)

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	\$20,549,803
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$20,549,803</b>
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	

# CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## Appendix 18: Submissions Required for the Receipt Funds

<b>Operating Fund</b>		U.S. Department of Housing and Urban Development Office of Public and Indian Housing		OMB Approval No. 2577-0029 (exp. 06/30/2006)	
<b>Calculation of Operating Subsidy</b>					
<b>PHA-Owned Rental Housing</b>					
<b>Section 1</b>					
a) Name and Address of Public Housing Agency <b>Chicago Housing Authority 60 E. Van Buren Street Chicago, IL 60605</b>			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	e) Unit Months Available (UMAs)	f) Subject FYE	g) ACC Number	h) Operating Fund Project Number	i) DUNS Number
28,512	338,805	12/31/2008	C-1014	1110020011999	
<b>Section 2</b>					
Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)		
<b>Part A. Allowable Expenses and Additions</b>					
01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	547.96			
02	Part A, Line 01 multiplied by .005	2.74			
03	Deltas 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	550.70			
07	Inflation factor	1.023			
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	563.37			
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	<b>Total Allowable Expenses and Additions (Sum of Part A, Lines 08 thru 13)</b>	<b>563.37</b>			
<b>Part B. Dwelling Rental Income</b>					
01	Total rent roll (as of 7/ )				
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	<b>Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)</b>				
<b>Part C. Non-dwelling Income</b>					
01	Other income				
02	<b>Total operating receipts (Part B, Line 12 plus Part C, Line 01)</b>				
03	<b>PUM deficit or (Income) (Part A, Line 14 minus Part C, Line 02)</b>	<b>563.37</b>			
		Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)		
04	<b>Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)</b>	<b>190,872,573</b>			

		Project Number:	
Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
<b>Part D. Add-ons for changes in Federal law or regulation and other eligibility</b>			
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	<b>Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)</b>	<b>1,561,037</b>	
<b>Part E. Calculation of Operating Subsidy Eligibility Before Adjustments</b>			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)	192,433,610	
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)		
<b>Part F. Calculation of Operating Subsidy Applicable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)</b>			
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	<b>Operating subsidy applicable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)</b>	<b>192,433,610</b>	
<b>HUD Use Only (Note: Do not revise after the end of the subject FY)</b>			
10	Amount of operating subsidy applicable for subject fiscal year not funded		
11	Amount of funds obligated in excess of operating subsidy applicable for subject fiscal year		
12	<b>Funds obligated in subject fiscal year (sum of Part F, Lines 08 thru 11)</b> (Must be the same as the 500 of the Operating Budget, form HUD-52694, for the subject fiscal year) Appropriation symbol(s):		
<b>Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules</b>			
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	<b>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)</b>		

# CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

## Appendix 18: Submissions Required for the Receipt Funds

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Project Number: _____			
<b>Part H. Calculation of Adjustments for Subject Fiscal Year</b>			
<b>This part is to be completed only after the subject fiscal year has ended</b>			
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)		
<b>Section 3</b>			
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	Chicago Transit Authority	Lake County Housing Authority
ACCIÓN	Chicago White Sox	Lakeside Community Committee, Inc.
After School Matters	Chicago Youth Programs	Latin United Community Housing Association
American Lung Association of Metropolitan Chicago	City Colleges of Chicago	Latinos United
American Red Cross	Columbia College	Lawndale Christian Development Corporation
Archdiocese Center for Peace and Justice	The Community Builders, Inc.	Leadership Council for Metropolitan Open Communities
Assets for Independence Individual Development Accounts Program	Community Investment Corporation	Leadership Greater Chicago
Association of Fundraising Professionals	Cook County Housing Authority	Legal Assistance Foundation of Metropolitan Chicago
Business and Professional People for the Public Interest	Department of Commerce and Economic Opportunity Ogden Courts	Levy Foods
Canon Corporation	DePaul University	Loyola University Chicago
Career Advancement Network	Developing Communities Project, Inc.	Lutheran Child and Family Services
Central Advisory Council	Dominican University	Mayor's Office for People with Disabilities
Chapin Hall	Economic Law Project	Mayor's Office of the City of Chicago
Charles A. Hayes Family Investment Center	El Hogar del Niño	Mayor's Office of Workforce Development
Chicago Area Project	Employability Plus	Metro Chicago Information Center
Chicago Cares	Employment and Employer Services	Metropolitan Pier and Exposition Authority
Chicago City Council	Environmental Law and Policy Center	Metropolitan Planning Council
Chicago Commission on Human Relations	Fannie Mae	Mid-America Institute on Poverty
Chicago Community Trust	The Foundation Center	National Forum for Black Public Administrators
Chicago Connections	Ford Foundation	National Readiness Credential Program
Chicago Department of Administrative Hearings	Freddie Mac	Neighborhood Housing Services
Chicago Department of Budget and Management	Generations Online	Northeastern University of Illinois
Chicago Department of Children and Youth Services	Grand Boulevard Federation	Norwegian American Hospital Foundation
Chicago Department of Construction and Permits	Greater Chicago Food Depository	Openlands
Chicago Department of Environment	Green Corps	Partnership for New Communities
Chicago Department of Housing	The Habitat Company	Pediatric Case Management Services
Chicago Department of Human Services	Harbor Quest	The Posse Foundation
Chicago Department of Planning and Development	Harris Bank	Rogers Park Community Development Corporation
Chicago Department of Public Health	Healthcare Consortium of Illinois	Roosevelt University
Chicago Department of Transportation	Heartland Alliance	The Rotary Foundation
Chicago Department of Water Management	Heartland Human Care Services	Safer Pest Control
Chicago Department on Aging	Hispanic American Construction Industry Association	Sargent Shriver National Center on Poverty Law
Chicago Federal Home Loan Bank	The Home Depot	SCR Medical Transportation
Chicago Fire Department	Hospitality Academy at McCormick Place	Shorebank Neighborhood Institute
The Chicago Historical Society	Housing Choice Partners	Spanish Coalition for Housing
Chicago HomeMakers	Housing Opportunities and Maintenance for the Elderly (H.O.M.E.)	Target Group, Inc.
Chicago Lawyers Committee for Civil Rights Under Law	Illinois Department of Human Services	TCF Bank
Chicago Park District	Illinois Environmental Protection Agency	The Chronicle of Philanthropy
Chicago Police Department	Illinois Facility Fund	The MacArthur Foundation
Chicago Project for Violence Prevention	Illinois Housing Development Authority	Ujima
Chicago Public Building Commission	Illinois Institute of Technology	United States Department of Housing and Urban Development (HUD)
Chicago Public Library	The Jane Addams Hull House Association/Housing Resource Center	United States Small Business Administration (SBA)
Chicago Public Schools	Jewel-Osco	University of Chicago
Chicago State University	Jewish Vocational Training Center	University of Illinois at Chicago
	Jobs for Youth	UPS
	The John Marshall School of Law	Urban Art League
	Fair Housing Legal Clinic	Windows of Opportunity, Inc.
	kaBOOM!	

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE

# Chicago Housing Authority

60 E. Van Buren

Chicago, Illinois 60605

312-742-8500

[www.thecha.org](http://www.thecha.org)

## FY2008 Moving To Work Annual Plan

*Plan for Transformation Year 9*

**CHANGE.**  
CHICAGO HOUSING AUTHORITY

CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE