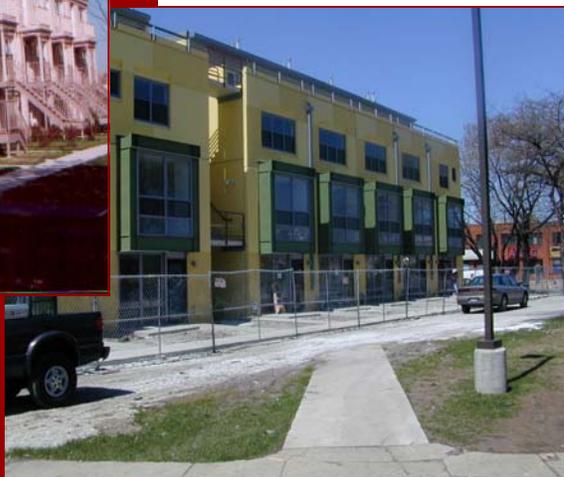
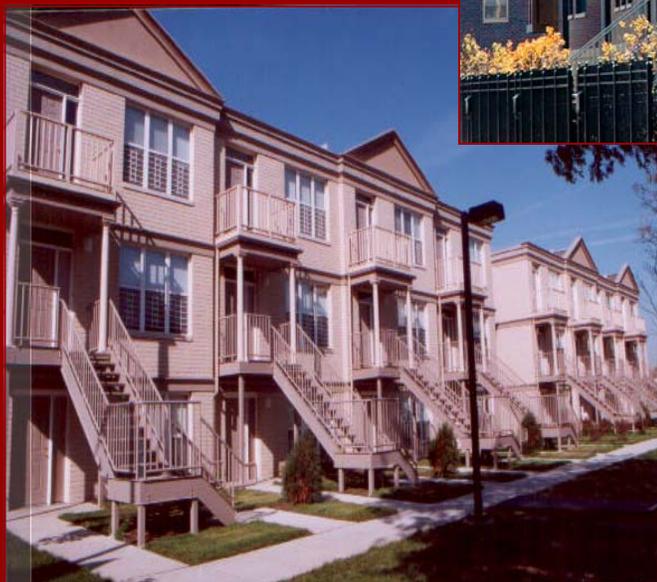
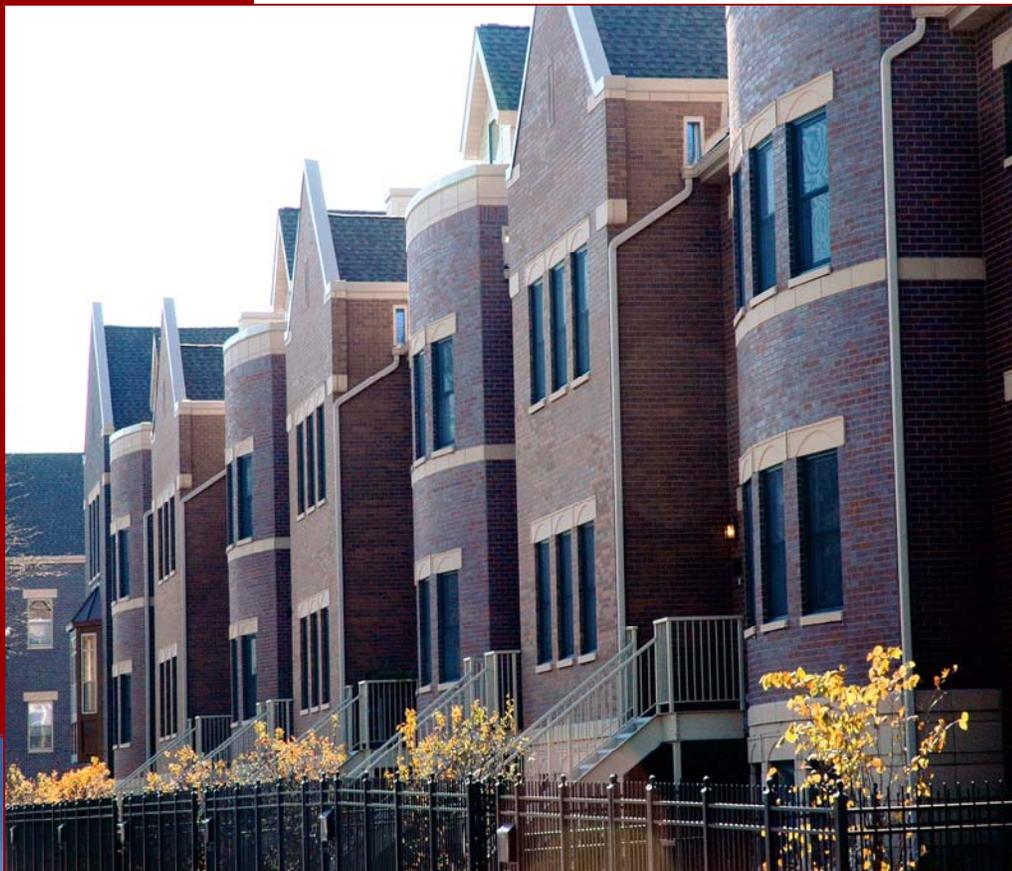


FY2009 MOVING To WORK



CHANGE.
CHICAGO HOUSING AUTHORITY

ANNUAL PLAN

PLAN FOR TRANSFORMATION YEAR 10



OCTOBER 23, 2008

CHICAGO HOUSING AUTHORITY

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SECTION I: INTRODUCTION

SECTION I: INTRODUCTION

Message from the CEO/President



Greetings

It is my pleasure to invite all to read the pages of the Chicago Housing Authority's (CHA) FY2009 Moving to Work Annual Plan in order to learn of the accomplishments of the CHA and how we plan to address the challenges of the future.

While the weight and length of the document may not encourage it, it is a document that should be read. Within the densely packed text and charts are many things about which you should know. The accomplishments of the last years – from the completion of construction or rehab of 67% of the family public housing units promised, the completion of the rehabilitation and lease up of nearly 10,000 senior designated housing units, to the successful movement of more than 8,000 leaseholders into mixed-income contexts in new or existing communities or the doubling of working families incomes from \$10,000 to nearly \$20,000.

The institution of new programs and services – from the replacement of the Service Connector Program with the newly conceived FamilyWorks which will help leaseholders more directly prepare for self-sufficiency and making their final housing choices to the institution of a work requirement for all CHA leaseholders so that CHA rental becomes a ladder to a better future.

But most of all it is a document that hints at the human stories hidden within it. It is the story of the partnership with Mayor Daley and city government that has helped to rebuild vibrant new mixed-income/mixed-finance developments that are revitalizing communities and lives. It is the story of the support of entities like the Partnership for New Communities or the MacArthur Foundation which provide needed resources and programmatic input. And, most important, the story of the CHA leaseholders, who are, in fact, in ever increasing numbers, taking the opportunities to improve their own lives and the lives of their families.

Sincerely,

A handwritten signature in black ink that reads "Lewis Jordan". The signature is fluid and cursive.

Lewis Jordan

SECTION I: INTRODUCTION

Message from the Chairperson Of The Board Of Commissioners



Greetings

Enclosed you will find our Moving to Work Annual Plan for FY2009. While the document is created yearly as a part of our agreement with HUD, in fact, it represents a useful snapshot of how far we have come in fulfilling the commitments made to residents and the broader community through the Plan for Transformation.

You will see that as in years past, the document is a record of great accomplishments and ambitious plans – plans that can be believed in, because of the strong record the CHA and our many partners have created.

Through the hard work of Lewis Jordan, his predecessors and his team, by the end of FY2009, the CHA anticipates more than 70% of the housing goals of the Plan will have been completed with the production or rehabilitation of more than 17,000 units of public housing. Equally as important, the quality of life for CHA leaseholders has significantly improved; annual income from employment for heads of household between the ages of 18 and 62 residing in CHA housing, has risen from \$10,000 to more than \$19,000 this year.

Given the record of the past, the strength of the organization, the clarity of our goals, and the quality of the leadership, we are as confident in the future as we are proud of our past.

Sincerely,

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

Martin Nesbitt

SECTION I: INTRODUCTION

Overview of Moving to Work Goals and Objectives



The CHA continues to make great strides in meeting the goals of the Plan for Transformation.

The Moving to Work (MTW) Demonstration Agreement was first signed by the CHA, with the U.S. Department of Housing and Urban Development (HUD), on February 6, 2000, at which time HUD granted the CHA authority to implement the Plan for Transformation. Between January 2001 and November 2007, the CHA and HUD executed amendments to the original MTW Demonstration Agreement. On June 26, 2008, the CHA and HUD executed the Amended and Restated MTW Agreement, which extends the CHA's participation in the MTW Demonstration Program until FY2018 and institutes new reporting requirements among other things.

In accordance with the Amended and Restated MTW Agreement, the CHA is required to submit an MTW Annual Plan to HUD 75 days prior to the start of the CHA's fiscal year. The purpose of the MTW Annual Plan is to describe the CHA's ongoing and proposed activities for the upcoming fiscal year that either require or permit the CHA to utilize the authority conveyed through the Amended and Restated MTW Agreement. The CHA's FY2009 MTW Annual Plan is its first Plan to be submitted under the new format prescribed by the Amended and Restated MTW Agreement.

Pursuant to the Amended and Restated MTW Agreement, the CHA's ongoing and proposed activities must assist the CHA in achieving at least one of the three MTW Statutory Objectives:

- Statutory Objective I: Increase housing choices for low-income families;
- Statutory Objective II: 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
- Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

SECTION I: INTRODUCTION

Overview of Moving to Work Goals and Objectives

OVERVIEW OF MTW OBJECTIVES AND GOALS			
Activity	Description of Activity	Location	Page Number
<u>Proposed Activities</u>			
CHA Work Requirement Changes	In FY2009, the CHA is expanding the definition of Safe Harbor contained within the CHA's FY2007 Admissions and Continued Occupancy Policy (ACOP) to include victims of domestic violence, sexual violence, dating violence or stalking. By expanding the Safe Harbor definition, the CHA is striving to stay in patent compliance with the Violence Against Women Act (VAWA) initially established in 1994 and reauthorized in 2005.	Section IV: Proposed MTW Activities: Chapter 1: Authorizations Related to Public Housing Only: Activity P1	75
Leasing of Vacant Land	In FY2009, the CHA will develop an application process for entities that are interested in leasing vacant land from the CHA.	Section IV: Proposed MTW Activities: Chapter 1: Authorizations Related to Public Housing Only: Activity P2	77
Office of the Ombudsman	The CHA is required to appoint a Resident Ombudsman who will serve as a liaison between CHA public housing residents living in mixed-income/mixed-finance communities and CHA staff. The Resident Ombudsman will be employed at a minimum of 20 hours per week, will host at least two meetings per year with residents, and will be charged with addressing the unique needs of mixed-income/mixed finance residents.	Section IV: Proposed MTW Activities: Chapter 1: Authorizations Related to Public Housing Only: Activity P3	78
Acquisition of Mixed-Income/Mixed-Finance Units from Private Developers in FY2009	In FY2009, the CHA plans to acquire mixed-income/mixed-finance units from private developers. The CHA anticipates receiving development proposals from the City of Chicago's Housing for Chicagoans Everywhere(HCE) program.	Section IV: Proposed MTW Activities: Chapter 1: Authorizations Related to Public Housing Only: Activity P4	79
Lease Up Marketing Strategy for Rehabilitated Family Housing Properties	In FY2009, the CHA will implement a lease up strategy and marketing campaign in order to decrease the number of vacancies at CHA family rehabilitation housing properties. The goal is to increase the lease up rate by three percent.	Section IV: Proposed MTW Activities: Chapter 1: Authorizations Related to Public Housing Only: Activity P5	80
Foreclosure Investment Project	The CHA's Foreclosure Investment Project envisions converting foreclosed homes into part of our housing stock through acquisition, rehabilitation, and then leasing activities. The CHA plans to work with various City of Chicago Departments, community groups, and foundations who share an interest in preserving affordable housing in order to create a plan for acquiring foreclosed properties for public housing residents.	Section IV: Proposed MTW Activities: Chapter 1: Authorizations Related to Public Housing Only: Activity P6	81
Utility Assistance Programs	The CHA plans to continue assisting public housing residents or lease compliant 10/1/99 Residents with a Right of Return with their efforts to be on time with their utility payments. The CHA will maintain the Restart program, which provides matching funds for participants with large debts, who meet all of the program's requirements. Furthermore, the CHA intends to repeat the "All Clear" program, in partnership with ComEd, in order to assist with electricity bills.	Section IV: Proposed MTW Activities: Chapter 1: Authorizations Related to Public Housing Only: Activity P7	82

SECTION I: INTRODUCTION

Overview of Moving to Work Goals and Objectives

OVERVIEW OF MTW OBJECTIVES AND GOALS			
Activity	Description of Activity	Location	Page Number
<u>Proposed Activities</u>			
Implementation of a Triennial Re-examination of HCV Program Participants	In FY2009, through a pilot program, the CHA plans to explore the feasibility of implementing triennial re-examinations for elderly and disabled HCV Program participants, as opposed to the current biennial re-examination schedule. If the pilot program is deemed to be successfully implemented, the CHA will rewrite applicable policies and procedures to reflect the new practice.	Section IV: Proposed MTW Activities: Chapter 2: Authorizations Related to Housing Choice Voucher Program Only: Activity P8	84
Adopt a New Policy to Establish Payment Standards, Rents, Subsidy Levels, and Tenant Rent	In FY2009, the CHA anticipates simplifying both the calculation of Housing Assistance Payments (HAP) and the HCV Program participant's share of rent by eliminating the use of utility allowances when making these calculations.	Section IV: Proposed MTW Activities: Chapter 2: Authorizations Related to Housing Choice Voucher Program Only: Activity P9	85
<u>Ongoing Activities</u>			
Meeting Current Income Targeting Requirements	Under the CHA's MTW Agreement, the CHA agreed that at least 75% of the new families assisted by the Housing Choice Voucher (HCV) Program and at least 40% of the new families under the public housing program will be very low-income families. The CHA will continue to comply with this requirement in FY2009.	Section V: Ongoing MTW Activities: Chapter 1: Authorizations Related to Both Public Housing and the Housing Choice Voucher Program: Activity O1	87
Use of Single Fund Budget with Full Flexibility	A Single Fund Budget with full flexibility will allow the CHA to achieve local flexibility in the design and administration of housing assistance to eligible families. The greatest impact is that CHA resources will be utilized more effectively and funding for programs will be aligned more accurately based on local needs.	Section V: Ongoing MTW Activities: Chapter 1: Authorizations Related to Both Public Housing and the Housing Choice Voucher Program: Activity O2	88
New/Upcoming Non-Profit and For-Profit Partnerships	In FY2009, the CHA will forge new partnerships with non-profit and for-profit entities who have not previously worked with the CHA to further implement and develop its MTW Demonstration Program.	Section V: Ongoing MTW Activities: Chapter 1: Authorizations Related to Both Public Housing and the Housing Choice Voucher Program: Activity O3	89
Current Public Housing FSS Program	The Public Housing Family Self Sufficiency (FSS) Program, created in FY2006, is a five-year program that equips participants with skills to achieve a self-sufficient lifestyle. In FY2009, the CHA will contract again with an external entity to coordinate the Public Housing FSS Program in accordance with HUD FSS guidelines, as well as, to increase resident participation in self-sufficiency activities.	Section V: Ongoing MTW Activities: Chapter 1: Authorizations Related to Both Public Housing and the Housing Choice Voucher Program: Activity O4	90
Development of Mid-Rise Buildings in Upcoming Phases of Redevelopment	Through the redevelopment of public housing properties under the Plan for Transformation, the CHA constructs a variety of different structures to provide homes for public housing residents in new mixed-income/mixed-finance communities. In FY2009, the CHA plans to continue working with developers to construct mid-rise buildings in order to provide housing that is both aesthetically pleasing and located within vibrant communities.	Section V: Ongoing MTW Activities: Chapter 2: Authorizations Related to Public Housing Only: Activity O5	92

SECTION I: INTRODUCTION

Overview of Moving to Work Goals and Objectives

OVERVIEW OF MTW OBJECTIVES AND GOALS			
Activity	Description of Activity	Location	Page Number
<u>Ongoing Activities</u>			
Commercial Business Ventures with Mixed-Income/Mixed-Finance Developers to Promote Mixed-Use Properties	As part of the redevelopment process and creation of mixed-income/mixed-finance communities, from time to time the CHA enters into commercial business ventures with developers. The CHA plans to conduct a real estate transaction closing for one retail development in FY2009 at Roosevelt Square, the on-site replacement of ABLA.	Section V: Ongoing MTW Activities: Chapter 2: Authorizations Related to Public Housing Only: Activity 06	93
Revitalization of 25,000 Public Housing Units	The CHA will continue to pursue the goal of revitalizing 25,000 public housing units by the end of the Plan for Transformation through redevelopment and rehabilitation activities.	Section V: Ongoing MTW Activities: Chapter 2: Authorizations Related to Public Housing Only: Activity 07	94
Use of Streamlined Processing Instructions for Demolition, Disposition, and Demolition/Disposition Applications	In FY2009, the CHA will continue to use HUD's "Streamlined Processing Instructions for Disposition, Demolition, and Disposition/Demolition Applications from MTW Agencies" on all new phases of mixed-income/mixed-finance communities, which currently do not have disposition approvals.	Section V: Ongoing MTW Activities: Chapter 2: Authorizations Related to Public Housing Only: Activity 08	95
Current Support to Families in the Process of Being Relocated	The CHA offers support to families being relocated from buildings undergoing rehabilitation or redevelopment into revitalized public housing units. Some examples of the various support offered are counseling, unit tours, and assistance in accessing services.	Section V: Ongoing MTW Activities: Chapter 2: Authorizations Related to Public Housing Only: Activity 09	96
Current Case Management and Workforce Development Activities	Through a series of contracts and intergovernmental agreements, the CHA provides both case management and workforce development services to public housing residents. The CHA connects residents to self-sufficiency opportunities, such as education and job training.	Section V: Ongoing MTW Activities: Chapter 2: Authorizations Related to Public Housing Only: Activity 010	98
Non-Residential Use of Units and Spaces	In FY2009, the CHA will sell or lease non-dwelling space to service providers that aim to assist public housing residents.	Section V: Ongoing MTW Activities: Chapter 2: Authorizations Related to Public Housing Only: Activity 011	99
Seventy-Five Dollar Minimum Rent Implementation	The CHA will increase minimum rent from \$50 to \$75, which will generate additional revenue that will be used to assist with the revitalization of CHA's public housing units.	Section V: Ongoing MTW Activities: Chapter 2: Authorizations Related to Public Housing Only: Activity 012	100
CHA Work Requirement Implementation	Implementation of the CHA Work Requirement will require every adult authorized member of a public housing unit, age 18 to age 62, or 17 and not attending school full-time, to be employed 15 hours a week on a regular basis for the first year and a half of implementation, and for 20 hours a week after the first year and a half of implementation, unless the adult authorized member is exempt or granted Safe Harbor.	Section V: Ongoing MTW Activities: Chapter 2: Authorizations Related to Public Housing Only: Activity 013	102
Leasing Incentives/Lease Up Marketing Strategy for Senior Designated Housing Properties	During FY2009, the CHA will continue to develop and implement leasing incentives and lease up marketing strategies for senior designated housing properties.	Section V: Ongoing MTW Activities: Chapter 2: Authorizations Related to Public Housing Only: Activity 014	103

SECTION I: INTRODUCTION

Overview of Moving to Work Goals and Objectives

OVERVIEW OF MTW OBJECTIVES AND GOALS			
Activity	Description of Activity	Location	Page Number
Ongoing Activities			
Establishment of a Reasonable Cost Formula and Methodologies for FY2009	The CHA will establish FY2009 reasonable cost limitations for rehabilitation activities that will replace HUD's current Total Development Cost (TDC) limits.	Section V: Ongoing MTW Activities: Chapter 2: Authorizations Related to Public Housing Only: Activity O15	104
Continued Implementation of Biennial Re-examinations for HCV Program Participants	The CHA will continue to conduct biennial re-examinations of family circumstances, income, assets, expenses, and family composition during FY2009.	Section V: Ongoing MTW Activities: Chapter 3: Authorizations Related to the Housing Choice Voucher Program Only: Activity O16	108
Use of a Third-Party Administrator to Manage the Administration of the HCV Program	At HUD's direction in FY1996, a private contractor took over the responsibility for administration of the CHA's HCV Program. In FY2009, the CHA will continue to comply with the requirement by contracting with two third-party administrators to manage the administration of the HCV Program.	Section V: Ongoing MTW Activities: Chapter 3: Authorizations Related to the Housing Choice Voucher Program Only: Activity O17	109
Regional Housing Initiative	The Regional Housing Initiative (RHI) is a consortium comprised of five Illinois housing authorities, the Metropolitan Planning Council, and the Illinois Housing Development Authority (IHDA). In FY2009, the RHI Selection Committee will release a Public Notice to solicit new proposals from developers that will provide affordable housing opportunities in areas with access to both transportation and employment. The CHA anticipates issuing 25 RHI PBVs to developers in FY2009.	Section V: Ongoing MTW Activities: Chapter 3: Authorizations Related to the Housing Choice Voucher Program Only: Activity O18	110
Chicago's Supportive Housing Initiative	The Chicago Supportive Housing Initiative is a consortium of five agencies established for the purpose of preserving and developing the availability of Single Room Occupancy (SRO) units, and creating permanent affordable housing with on-site social services to address issues that can affect lease compliance in traditional low-income or public housing programs. In FY2009, the consortium will issue a new RFP to solicit proposals from developers interested in building new or rehabilitating existing SROs or affordable family housing with a supportive services component.	Section V: Ongoing MTW Activities: Chapter 3: Authorizations Related to the Housing Choice Voucher Program Only: Activity O19	112
Other New Project-Based Voucher Assisted Developments	The CHA will carry on issuing PBVs in FY2009 to developers to entice them to build affordable housing in Chicago. The CHA plans to issue an additional 50 PBVs to developers in FY2009 to new or existing developments.	Section V: Ongoing MTW Activities: Chapter 3: Authorizations Related to the Housing Choice Voucher Program Only: Activity O20	113
Exceed the Limit of 25% Project-Based Voucher Assistance in a Building	In FY2009, the CHA will determine, on a case by case basis, whether to provide project-based voucher assistance to developments in which a building will have more than 25% of the units reserved for project-based vouchers.	Section V: Ongoing MTW Activities: Chapter 3: Authorizations Related to Housing Choice Voucher Program Only: Activity O21	115
Continued Use of the 50th Percentile of Fair Market Rent	In December 2000, HUD increased the Fair Market Rent for the Chicago market area to the 50th percentile. Throughout FY2009, the CHA will continue to use a 50th percentile Fair Market Rent.	Section V: Ongoing MTW Activities: Chapter 3: Authorizations Related to Housing Choice Voucher Program Only: Activity O22	116

SECTION I: INTRODUCTION

Overview of Moving to Work Goals and Objectives

OVERVIEW OF MTW OBJECTIVES AND GOALS			
Activity	Description of Activity	Location	Page Number
<u>Ongoing Activities</u>			
Choose to Own Home Ownership Program	The CHA's Choose to Own Home Ownership Program enables qualified HCV Program participants to become home owners. Throughout FY2009, the HCV Program participants, as well as public housing residents temporarily residing in the private market with a HCV, will be introduced to the Program and its requirements through information sessions hosted by the CHA.	Section V: Ongoing MTW Activities: Chapter 3: Authorizations Related to Housing Choice Voucher Program Only: Activity 023	117



SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

CHAPTER 1: HOUSING STOCK INFORMATION

Section II: General Housing Authority Operating Information

Chapter 1: Housing Stock Information

PUBLIC HOUSING REVITALIZATION THROUGH REDEVELOPMENT AND REHABILITATION

The CHA remains committed to deliver 25,000 units of public housing through the Plan for Transformation (Plan) and continues to redevelop and rehabilitate its public housing stock in order to achieve this goal. FY2009 marks the tenth year of the Plan, which will bring remarkable changes in public housing across the city of Chicago. The flourishing landscape of numerous CHA properties illustrates the results of eight years of focused efforts to revitalize the CHA's public housing stock and develop new mixed-income/mixed-finance communities.

In FY2009, the CHA looks to deliver 870 revitalized public housing units. By year end, the CHA anticipates it will have revitalized 71.7% of the 25,000 unit delivery commitment made under the Plan. The CHA is resolute that with the assistance of the City of Chicago departments, sister agencies, for- and non-profit partners, community organizations, and CHA residents, it will realize the goals of the Plan, and the face of public housing across Chicago will be completely transformed.

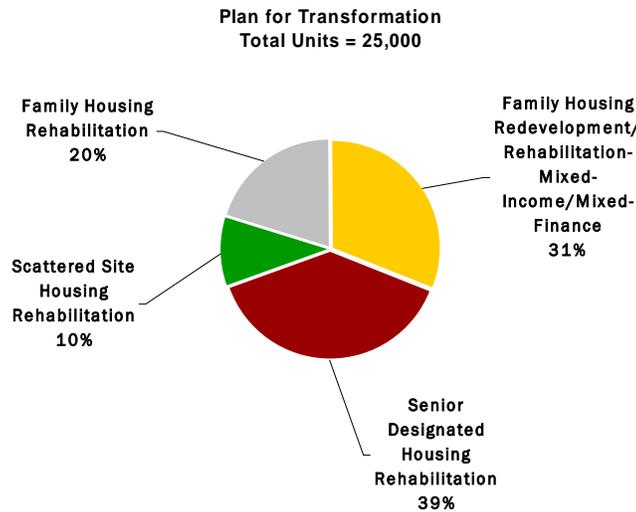
FY2009 Annual Plan Unit Completion				
Development Category	Units Delivered Through FY2008*	Projected Unit Completion FY2009	Cumulative Total Number of Public Housing Units Through FY2009*	Total Units by End of Plan for Transformation
Family Housing Redevelopment - Mixed-Income/Mixed-Finance	2,814	155	2,969	7,697
Senior Designated Housing Rehabilitation	9,006	172	9,178	9,434
Scattered Site Housing Rehabilitation	2,543	0	2,543	2,543
Family Housing Rehabilitation	2,687	543	3,230	5,014
To Be Rehabilitated or Redeveloped	0	0	0	312
TOTAL NUMBER OF PUBLIC HOUSING UNITS	17,050	870	17,920	25,000
PERCENTAGE OF 25,000	68.2%	3.5%	71.7%	100.0%

*Includes units projected by year end FY2008.

Section II: General Housing Authority Operating Information

Chapter 1: Housing Stock Information

Through the Plan, 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 different type of housing developments that exist within the Plan for Transformation.



The following pages describe the planned redevelopment and rehabilitation activities that will be conducted by the CHA, as well as the number of public housing units that the CHA anticipates will be delivered throughout FY2009.

Section II: General Housing Authority Operating Information

Chapter 1: Housing Stock Information

FY2009 Anticipated Unit Delivery Schedule								
Category	Development Name	FY2009 Planned Units Under Construction	FY2009 Planned Unit Delivery By Bedroom Size					FY2009 Planned Unit Delivery
			0	1	2	3	4	5+
	Family Housing Redevelopment/Rehabilitation - Mixed-Income/Mixed-Finance		0	1	2	3	4	5+
	Family Housing Redevelopment - Mixed-Income/Mixed-Finance							
1	ABLA Homes	8	0	0	0	0	0	0
1	Frances Cabrini Extension North	79	0	4	26	5	1	0
5B	William Green Homes/1230 N. Burling	0	0	0	0	0	0	0
5B	Frances Cabrini Extension South	0	0	0	0	0	0	0
1	Governor Henry Horner Homes	46	0	14	3	13	2	0
1	Lakefront Replacement Housing	31	0	0	0	0	0	0
4	Lathrop Homes	0	0	0	0	0	0	0
4	Lawndale Complex	0	0	0	0	0	0	0
4	LeClaire Courts Extension	0	0	0	0	0	0	0
5B	Rockwell Gardens	67	0	0	0	0	0	0
5B	Stateway Gardens	53	0	0	0	0	0	0
1 & 5B	Robert Taylor Homes	80	0	6	4	10	0	0
1	Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes	100	0	26	11	24	6	0
1 & 5B	Washington Park Homes	0	0	0	0	0	0	0
	Family Housing Rehabilitation - Mixed-Income							
1	Hilliard Towers Apartments*	0	0	0	0	0	0	0
-	Fountainview	0	0	0	0	0	0	0
	TOTAL: Family Housing Redevelopment/Rehabilitation - Mixed-Income	464	0	50	44	52	9	0
	Senior Designated Housing Rehabilitation							
2	Phases I-IV	0	0	0	0	0	0	0
2	Phase V: Larrabee	0	0	0	0	0	0	0
2	Phase VI: Flannery	0	0	0	0	0	0	0
2	Phase VI: Britton Budd**	172	36	136	0	0	0	0
2	Phase VII: Pomeroy, Kenmore	0	0	0	0	0	0	0
	TOTAL: Senior Housing Rehabilitation	172	36	136	0	0	0	0
	Scattered Site Housing Rehabilitation							
3	Scattered Sites North Central, Northeast, Southeast, Southwest, and West	0	0	0	0	0	0	0
4	Cabrini-Lincoln	0	0	0	0	0	0	0
	TOTAL: Scattered Site Housing Rehabilitation	0	0	0	0	0	0	0
	Family Housing Rehabilitation							
5A	Altgeld Gardens and Phillip Murray Homes	448	0	22	66	60	56	0
4	Bridgeport Homes	0	0	0	0	0	0	0
5A	Dearborn Homes	240	0	30	44	22	24	0
4	Frances Cabrini Rowhouses	200	0	14	60	25	1	0
4	Lake Parc Place	0	0	0	0	0	0	0
4	Lawndale Gardens	63	0	0	44	19	0	0
4	Lowden Homes	0	0	0	0	0	0	0
5A	Trumbull Park Homes	0	0	0	0	0	0	0
4	Washington Park Low-Rises	113	0	0	6	38	12	0
4	Wentworth Gardens	0	0	0	0	0	0	0
	TOTAL: Family Housing Rehabilitation	1,064	0	66	220	164	93	0
	To Be Rehabilitated or Redeveloped							
5A	Harold Ickes Homes	0	0	0	0	0	0	0
	TOTAL: To Be Rehabilitated or Redeveloped	0	0	0	0	0	0	0
	GRAND TOTALS	1,700	36	252	264	216	102	0
	TOTAL NUMBER OF PUBLIC HOUSING UNITS							870
	CUMULATIVE TOTAL NUMBER OF PUBLIC HOUSING UNITS							17,920
	PERCENTAGE OF 25,000							71.7%

*Breakdown of the number of family and senior designated housing units at Hilliard Tower Apartments is detailed on page 23.

**Britton Budd is managed within the CHA's mixed-income/mixed-finance portfolio.

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FAMILY HOUSING REDEVELOPMENT/REHABILITATION AS MIXED-INCOME/MIXED-FINANCE COMMUNITIES

The CHA maintains an unyielding commitment to transform its public housing stock into quality, affordable housing for low-income families. One approach the CHA has successfully undertaken is the creation of mixed-income/mixed-finance communities, which are comprised of public housing, affordable, and market-rate units. Over the course of the past nine years, the CHA has learned that a lengthy process of interdependent steps must be completed in order to create a new housing community. Although each individual mixed-income/mixed-finance community has components that make it unique, the CHA has been able to identify a series of key steps, integral to the redevelopment process, which are described below.

Working Group

The first step in the redevelopment process is the formation of a working group. The working group is made up of public housing resident leaders, the developer, CHA staff, community partners, The Habitat Company (Habitat), the Gautreaux Plaintiffs' Counsel, and the City of Chicago. In FY2009, working groups will meet to help ensure that redevelopment steps continue according to the established plan. Currently, there are working groups for the following former public housing developments: ABLA Homes, Frances Cabrini Extension North, Governor Henry Horner Homes, Lake Park Crescent, Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes, Robert Taylor Homes, Rockwell Gardens, and Stateway Gardens.

Developer Selection and Agreement Negotiation

The CHA uses a competitive procurement process to select the developer for each mixed-income/mixed-finance community. The CHA solicits Requests for Qualifications/Proposals (RFQ/P) from developers on a national level. Upon review of their qualifications, the CHA and the working group select a developer for the respective development. Once the CHA Board of Commissioners (Board), Habitat, and HUD, approve the selection of the developer, the developer signs the Master Developer Agreement (MDA) and begins the planning process. The MDA includes both a description of the project and a proposed timeline, which pinpoints the responsibilities of the CHA and the developer.

Redevelopment Site Plan

The CHA, working group, and developer all work together to create a redevelopment site plan for the new mixed-income/mixed-finance community. This comprehensive plan illustrates the building and land uses proposed for the new community. The plan also includes architectural drawings of the new buildings, proposed streets and utility networks, major landscaping features, community spaces, and parking areas to be developed. Additionally, the redevelopment site plan contains the total unit mix (public housing,

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affordable, and market-rate) and stipulates whether the units will be located on CHA-owned land (on-site) or located on parcels adjacent to or in the vicinity of CHA land (off-site).

Financial Structuring

The CHA relies on both public and private resources to meet the financial obligations required for revitalization in order to build a mixed-income/mixed-finance community. These funds may include: Capital funds, Tax Increment Financing (TIF), HOPE VI grants, private mortgages, federal and state Low-Income Housing Tax Credits (LIHTC), and tax-exempt bonds. To better insure the availability of funds throughout the entire redevelopment project for each mixed-income/mixed-finance community, the project is separated into distinct phases, and financing is secured one phase at a time.

The CHA applies for various types of financial assistance to help fund redevelopment. In the event that HUD issues a Notice of Funding Availability (NOFA) in FY2009 for housing, community development, and/or demolition, the CHA may submit a HOPE VI application for one or more of the following sites: Grace Abbott Homes/Robert H. Brooks Homes and Extension/Loomis Courts/Jane Addams Homes, Lathrop Homes, LeClaire Courts Extension, Stateway Gardens, Ida B. Wells, William Green Homes, and/or Washington Park Homes. (For a complete list of development numbers, refer to Appendix 8: Development Number Translation Table).

Negotiation of Lease and Tenant Selection Plan

The CHA, developer, and working group must establish admissions criteria, a tenant selection plan, and a uniform lease that will apply to all who rent market-rate, affordable, and public housing units in a mixed-income/mixed-finance community. The CHA Minimum Tenant Selection Plan for Mixed-Income/Mixed-Finance Communities (MTSP) serves as a guide for site-specific admissions criteria; however, each developer has the latitude to create their respective criteria. Once drafted, the CHA solicits input from the public by hosting a 30-day public comment period for the draft tenant selection plan and lease. Residents and other interested members of the public have the opportunity to review and provide comments on the draft documents throughout the public comment period, as well as during the public comment hearing. The developer takes the comments provided into consideration before the documents are finalized and presented to the CHA Board for approval prior to implementation.

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Building Closure and Demolition

The CHA must complete the real estate transaction closing and remove any existing CHA-owned and occupied building(s) on the redevelopment site before construction can begin. Buildings are not closed until all lease-holding residents are notified of the building closure and are successfully relocated to another unit or to the private market using a Housing Choice Voucher.¹ Residents who are moved as a result of building closure and demolition activity will continue to be educated about their temporary and/or permanent housing options. Residents will also continue to receive relocation assistance in furtherance of providing a seamless transition from their current housing into their temporary and/or permanent homes. For more information on building closure activity, refer to the development specific discussions on the subsequent pages.

Infrastructure Improvement

Improving site infrastructure is an essential step in creating new mixed-income/mixed-finance communities. The CHA collaborates with various City of Chicago departments, sister agencies, and utility companies to create plans for new and upgraded infrastructure and public facilities. Infrastructure improvements may include upgrades to sewer lines, new street lights, new public parks, new public schools, and new police stations. Improvements may also include the creation of alleys and sidewalks, as well as the incorporation of streets into the Chicago street grid.

Real Estate Transaction Closing

The real estate transaction closing is a major milestone in the redevelopment process, because construction at the site cannot begin until the closing is complete. One of the most important steps is to secure the financing for the phase of redevelopment. Then, upon approval from HUD and full execution of financial papers and planning documents, the CHA and the developer may conduct the real estate transaction closing. To date, the CHA has closed 53 real estate transactions for phases of mixed-income/mixed-finance development. In FY2009, the CHA anticipates conducting 11 real estate transaction closings. A list of these anticipated real estate transaction closings is found on the following page.

¹ Pursuant to the CHA Leaseholder Housing Choice and Relocation Rights Contract, all residents receive notice of building closure at least 180 days before the actual date of closure and 120 days before building consolidation, unless in the case of an emergency closure.

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Planned FY2009 Mixed-Income/Mixed-Finance Communities Real Estate Transaction Closings		
Original CHA Development Name	New Mixed-Income/Mixed-Finance Community Name	Development Number for New Community
ABLA Homes	Roosevelt Square Phase 2 For-Sale	Not assigned yet by HUD
Frances Cabrini Extension North	Parkside of Old Town Phase IIA Rental	Not assigned yet by HUD
Governor Henry Horner Homes	Westhaven Park Phase IIB For-Sale	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	Oakwood Shores Phase 2B One Rental	Not assigned yet by HUD
Madden Park /Ida B. Wells Homes and Extension/ Clarence Darrow Homes	Oakwood Shores Mercy 2B Rental	Not assigned yet by HUD
Madden Park /Ida B. Wells Homes and Extension/ Clarence Darrow Homes	Oakwood Shores Phase 2A For-Sale	Not assigned yet by HUD
Robert Taylor Homes	Hansberry Square at Legends South, Phase A-1 For Sale	Not assigned yet by HUD
Robert Taylor Homes	Legends South Phase A-2 Rental	Not assigned yet by HUD
Rockwell Gardens	West End Phase 2 Rental	Not assigned yet by HUD
Stateway Gardens	Park Boulevard Phase 1B Rental	Not assigned yet by HUD

Construction and Move In

Construction can begin on the new mixed-income/mixed-finance community once the real estate transaction closing is finalized and the site has been cleared of existing structures. Typically, the construction process takes 18 to 24 months from the date of the real estate transaction closing until the first unit is transferred to the CHA. As units are transferred, residents can begin to move into their new, revitalized homes.

Additional Strategies to Provide Mixed-Income/Mixed-Finance Housing

In addition to following the process outlined on the preceding pages, the CHA will continue to pursue alternative strategies to provide mixed-income/mixed-finance housing for public housing residents. In FY2009, the CHA will review applications from the Housing for Chicagoans Everywhere (HCE) Program. CHA developers can utilize the HCE Program by proposing that the CHA acquire public housing units in either future or existing private residential developments. The CHA and Habitat will determine if any units meet CHA's specific development guidelines and whether or not it is in the best interest of the CHA to acquire such units. (Refer to Section IV: Proposed MTW Activities, Chapter 2: Authorizations Related to Public Housing Only, MTW Proposed Activity 7 for more information on the acquisition of mixed-income/mixed-finance units from private developers in FY2009.)

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The subsequent pages contain information on future redevelopment plans and unit delivery for the following family housing redevelopment/rehabilitation as mixed-income/mixed-finance communities:

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

Frances Cabrini Extension North

Frances Cabrini Extension South

William Green Homes/1230 N. Burling

Hilliard Towers Apartments

Governor Henry Horner Homes

Lakefront Replacement Housing

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

Robert Taylor Homes

Rockwell Gardens

Stateway Gardens

Washington Park Homes

Fountainview

Lathrop Homes

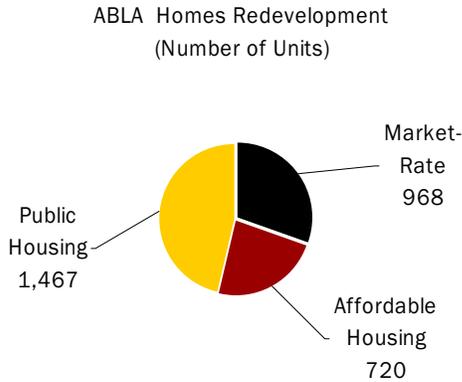
Lawndale Complex

LeClaire Courts Extension

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

Street Boundaries: Cabrini/Blue Island/16th/Ashland
 Development Numbers: IL002116000, IL002001000, IL002133000



- The ABLA redevelopment plans call for the creation of 1,467 public housing, 720 affordable housing, and 968 market-rate units. These new units will be located in low-rise apartment buildings, such as six-flats and town house style apartments.
 - Roosevelt Square is one of the mixed-income/mixed-finance communities that will replace ABLA.
- Roosevelt Square Phase 2, which has both a for-sale and a rental component, has been under construction since FY2007. The final eight, of a total of 120 public housing units, will be under construction and are expected to be delivered in FY2009.
 - The City of Chicago will complete restoration and reconstruction of both Grenshaw Street (between Loomis Street and Throop Street) and Throop Street (between Taylor Street and Roosevelt Road) upon completion of construction at Roosevelt Square Phase 2.
 - In FY2009, the CHA is planning to execute four property disposition transactions at Roosevelt Square. It is essential for the CHA to conduct this disposition activity to finish the development plans, which have been approved by HUD. (Refer to Section II: General Housing Authority Operating Information, Chapter 1: Housing Stock Information, Units and Property to be Removed from Inventory for a complete listing of planned disposition activity in FY2009). The CHA expects to pass property by title to land and/or a ground lease through the following disposition transactions:
 - Residential development as part of Roosevelt Square Phase 2 for-sale.
 - Retail development at the corners of (1) Roosevelt and Racine, and (2) Taylor and Racine.
 - Plans for a new supportive housing development will continue in FY2009. This new three-story masonry building will be named Roosevelt Square Supportive Housing and will include 15 public housing and 15 non-public housing units. Current plans also call for an on-site parking lot.

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ABLA Homes Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2008*	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
1,467	574	8	0	8	81	145	138	138	383

*Includes units projected by year end FY2008.

The CHA expects to conduct building closures at Grace Abbott Homes/Robert H. Brooks Homes and Extension/Loomis Courts/Jane Addams Homes (ABLA) in FY2009. In order for the CHA to establish the schedule for building closures, the CHA will evaluate the following factors: construction schedules for revitalization plan, physical conditions of the building, the necessary funding available for revitalization, as well as vacancy rates. Furthermore, the CHA will continue to collaborate with resident leadership prior to finalizing plans for building closures. The following table represents the anticipated FY2009 Planned Building Closures for ABLA.

Grace Abbott Homes/Robert H. Brooks Homes and Extension/Loomis Courts/Jane Addams Homes (ABLA) FY2009 Planned Building Closure		
Address	Total Number of Units Closed	Number of Households Effected*
1251-57 W. 14th Street	4	2
1259-65 W. 14th Street	4	2
1508-14 W. 14th Street	4	4
1516-26 W. 14th Street	11	4
1528-30 W. 14th Street	2	1
1525-31 W. 14th Street	4	4
1511-13 W. 14th Place	2	2
1515-25 W. 14th Place	6	5
1524-30 W. 14th Place	4	3
1534-40 W. 14th Place	4	2
1520-30 W. 15th Street	6	5
1532-40 W. 15th Street	12	7
1401-7 S. Throop Street	4	3
1409-15 S. Throop Street	4	3
1425-31 S. Throop Street	4	3
1416-26 S. Blue Island	11	4
1428-34 S. Blue Island	4	4
1436-38 S. Blue Island	2	2
1440-46 S. Blue Island	4	4
1448-50 S. Blue Island	2	1
1452-58 S. Blue Island	4	4
Total	102	69

*Occupancy Information as of June 30, 2008

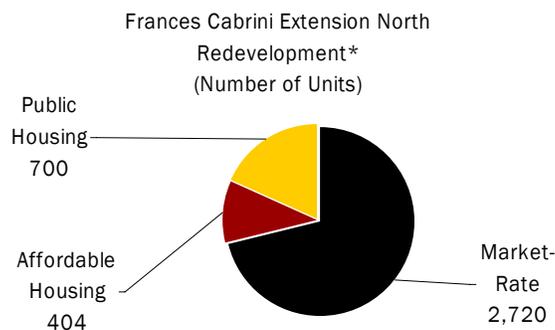
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Frances Cabrini Extension North

Street Boundaries: Clybourn/Larrabee/Division/Oak
Development Numbers: IL002091000, IL002118000, IL002136000, IL002101000, IL002028000, IL002109000, IL002102000, IL 002104000, IL002090000, IL002098000, IL002027000, IL002031000, IL002103000

- Frances Cabrini Extension North is situated within the Gold Coast, Old Town, and River North neighborhoods of Chicago.
- In FY2009, the CHA will proceed toward meeting its overall commitment to revitalize and replace 700 public housing units from Frances Cabrini Extension North.
- In FY2009, the CHA is planning to execute a property disposition transaction at Frances Cabrini Extension North. It is essential for the CHA to conduct this disposition activity in order to finish the development plans, which have been approved by HUD. The CHA expects to create a ground lease for mixed-income/mixed-finance residential use. (Refer to Section II: General Housing Authority Operating Information, Chapter 1: Housing Stock Information, Units and Property to be Removed from Inventory for a complete listing of planned disposition activity in FY2009.)



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

Parkside of Old Town

Development Number: IL002126000, IL002131000

- The final four public housing units at Parkside of Old Town Phase 1-Condo will be delivered in FY2009.
- Construction will continue in FY2009 at Parkside of Old Town Phase 1-Rental, Phase 1-Condo, and Parkside of Old Town Phase 2A-1 Rental.
- The CHA will conduct one real estate transaction closing at Parkside of Old Town Phase 2A-1 Rental in FY2009.
- Parkside of Old Town Phase 2A-1 Rental will have public housing units in both an eight-story mid-rise building, as well as attached two-story town houses. This phase will be made up of 39 public housing, 53 affordable, and 19 market-rate units. The CHA plans to have all 39 public housing units under construction in FY2009.
- Parkside of Old Town Phase 1B Rental, which will be under construction in FY2009, will contain 35 public housing, 48 affordable, and 28 market-rate units. The CHA anticipates delivery of 32 public housing units in early FY2009.
- The Chicago Department of Transportation will create new streets at Parkside of Old Town and incorporate each into the Chicago street grid.

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Clybourn/Larrabee

Development Number: Not Assigned Yet By HUD

- Clybourn/Larrabee is an off-site nine-story mid-rise building, comprised of eight public housing rental, eight affordable, and 64 market-rate for-sale units.
- In FY2009, all 80 units in the building will be under construction. The CHA plans to acquire the eight public housing units in FY2010.

Frances Cabrini Extension North Public Housing Unit Delivery Plan*

Total Planned Units	Units Delivered Through FY2008**	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
700	361	79	36	47	141	84	0	31	0

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

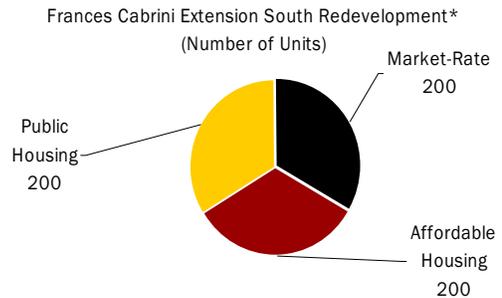
**Includes units projected by year end FY2008.

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Frances Cabrini Extension South

Street Boundaries: Hudson/Chicago/Sedgewick/Wendell
 Development Number: IL002089000

- The CHA plans to replace Frances Cabrini Extension South with 200 public housing, 200 affordable, and 200 market-rate units.
- In FY2009, the CHA will collaborate with the working group, which includes the Cabrini Green Local Advisory Council (LAC) on developing a strategy to redevelop and rehabilitate Frances Cabrini Extension South.



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

Frances Cabrini Extension South Public Housing Unit Delivery Plan*

Total Planned Units	Units Delivered Through FY2008**	Units Under Construction FY2009	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	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 FY2008.

- The CHA expects to conduct building closures at Frances Cabrini Extension South in FY2009. In order for the CHA to establish the schedule for building closures, the CHA evaluates the following factors: construction schedules for revitalization plan, physical conditions of the building, the necessary funding available for revitalization, as well as vacancy rates. Furthermore, the CHA will continue collaborate with resident leadership prior to finalizing plans for building closure. The following table represents the anticipated FY2009 Planned Building Closures for Frances Cabrini Extension South.

Frances Cabrini Extension South FY2009 Planned Building Closure		
Address	Total Number of Units	Number of Households Effectuated*
Closed		
412 W. Chicago Avenue	65	26
Total	65	26

*Occupancy Information as of June 30, 2008

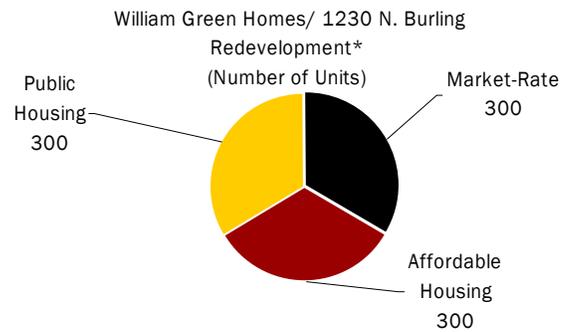
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William Green Homes/1230 N. Burling

Street Boundaries: Larrabee/Halsted/Clybourn/Division
Development Number: IL002004000, IL002092000

- The CHA plans to replace William Green Homes/1230 N. Burling with 300 public housing, 300 affordable, and 300 market-rate units.
- In FY2009, the CHA will collaborate with the working group, which includes the Cabrini Green LAC, to develop a strategy to redevelop and rehabilitate William Green Homes/1230 N. Burling.



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

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

Total Planned Units	Units Delivered Through FY2008**	Units Under Construction FY2009	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	50	100	100	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 FY2008.

- The CHA expects to conduct building closures at William Green Homes/1230 N. Burling in FY2009. In order for the CHA to establish the schedule for building closures, the CHA evaluates the following factors: construction schedules for revitalization plan, physical conditions of the building, the necessary funding available for revitalization, as well as vacancy rates. Furthermore, the CHA will continue to collaborate with resident leadership prior to finalizing plans for building closures. The following table represents the anticipated FY2009 Planned Building Closures for William Green Homes/1230 N. Burling.

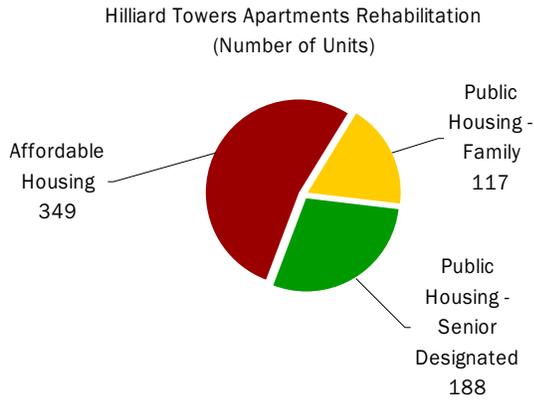
William Green Homes FY2009 Planned Building Closure		
Total Number of Units		
Address	Closed	Number of Households Effected*
1230 N. Larrabee Street	132	48
1230 N. Burling Street	134	69
660 W. Division Street	133	37
Total	399	154

*Occupancy Information as of June 30, 2008

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Hilliard Towers Apartments

Street Boundaries: Cullerton/Cermak/State/Clark
 Development Numbers: IL002099000, IL002100000



Hilliard Towers Apartments

- In FY2006, the CHA completed the revitalization of Hilliard Towers Apartments. Of the 305 newly revitalized public housing units, 117 are rehabilitated family units and 188 are rehabilitated senior designated housing units.
- All rehabilitated units received interior enhancements, as demonstrated by the open floor plans, updated walls and doors, modernized bathrooms, and new kitchen appliances.
- The residents of Hilliard Towers Apartments find themselves in buildings teeming with new amenities, which include: brand new security entry systems, renovated lobbies, central heating and air-conditioning systems, updated on-site laundry facilities, enhanced common spaces including rose gardens, walking paths, and an outdoor amphitheatre.
- In FY2008, the developer will complete environmental remediation and landscaping of two adjacent lots to Hilliard Towers Apartments, which were acquired from the City of Chicago during FY2007. The CHA anticipates assuming ownership of these two lots and adding each to the existing ground lease at Hilliard Towers Apartments in FY2009.

Hilliard Towers Apartments Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2008*	Units Under Construction FY2009	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

*Includes units projected by year end FY2008.

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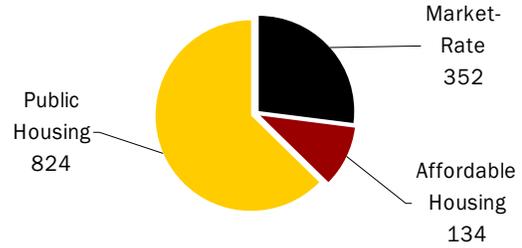
Governor Henry Horner Homes

Street Boundaries: Lake/Washington/Hermitage/Oakley
 Development Numbers: IL002019000, IL002093000,
 IL002035000, IL002121000



Westhaven Park

Governor Henry Horner Homes
 Redevelopment
 (Number of Units)



- The Chicago Department of Transportation will develop new streets and alleys in all phases of redevelopment at Governor Henry Horner Homes.

- In FY2009, the CHA will continue to concentrate on activity at Westhaven Park Phase II, which is on-site redevelopment for Governor Henry Horner Homes.
- The CHA expects to complete one real estate transaction closing at Westhaven Park Phase IIB For-Sale in FY2009.
 - Westhaven Park Phase IIB For-Sale units will be located within two-, three-, and four-story buildings, and will contain 18 affordable and 68 market-rate units upon its completion.
 - Beautiful oak wood flooring will be installed in each unit throughout the living room, dining room, and kitchen, as well as wall-to-wall carpeting in bedrooms and the den area.
 - Green features, such as roofs comprised of recycled material that are designed to reduce heating and cooling costs, Energy Star rated buildings, high efficiency heating and hot water systems, as well as several water detention features will be incorporated into this phase of redevelopment. The green features are Energy Star certified and are part of the City of Chicago Green Permit Program, which provides developers and owners with an incentive to construct green buildings by streamlining the permit process timeline for projects.
- The CHA anticipates that construction of Westhaven Park Phase IIC will begin in FY2008 and expects delivery of 32 public housing units in FY2009.
 - Westhaven Park Phase IIC Rental will be comprised of 46 public housing, 32 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 number of public housing units in this phase has been reduced from 50 units to 46 units in order to deconcentrate public housing, but these four units will be delivered in a later redevelopment phase of Westhaven Park.
- In FY2009, the CHA is planning to execute two property disposition transactions at Governor Henry Horner Homes. It is essential for the CHA to conduct this disposition activity in order to finish the

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development plans, which have been approved by HUD. The CHA expects to pass property by title to land and/or a ground lease through the following disposition transactions (Refer to Section II: General Housing Authority Operating Information, Chapter 1: Housing Stock Information, Units and Property to be Removed from Inventory for a complete listing of planned disposition activity in FY2009.)

- o The CHA will enter into a residential 99-year ground lease at Westhaven Park Phase IIB For-Sale.
- o The CHA will also enter into a residential 99-year ground lease at Westhaven Park Phase IIC Rental.

Governor Henry Horner Homes Public Housing Unit Delivery Plan

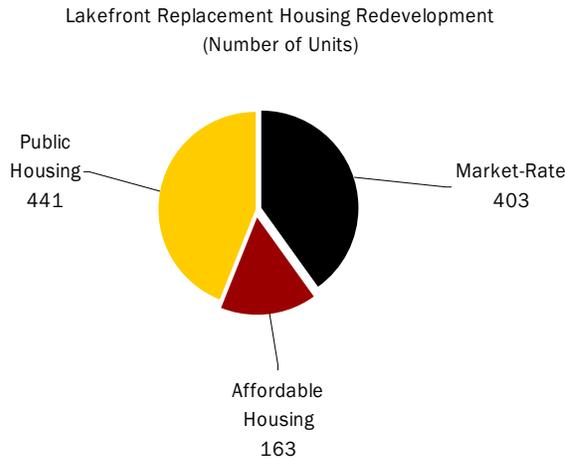
Total Planned Units	Units Delivered Through FY2008*	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
824	744	46	32	14	34	0	0	0	0

*Includes units projected by year end FY2008.

Section II: General Housing Authority Operating Information
Chapter 1: Housing Stock Information

Lakefront Replacement Housing

Street Boundaries: Various
 Development Numbers: IL002033000, IL002105000,
 IL002002235, IL002032000, IL002119000, IL00214000



Lakefront Replacement Housing

- When complete, Lakefront Replacement Housing will be made up of 441 public housing, 163 affordable, and 403 market-rate units.
- In FY2009, the CHA is planning to execute a property disposition transaction at Lakefront Replacement Housing. It is

essential for the CHA to conduct this disposition activity to finish the development plans, which have been approved by HUD. The CHA expects to conduct property disposition through title to land or a ground lease at Lakefront Replacement Housing in FY2009. (Refer to Section II: General Housing Authority Operating Information, Chapter 1: Housing Stock Information, Units and Property to be Removed from Inventory for a complete listing of planned disposition activity in FY2009.)

Lakefront Replacement Housing Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2008*	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
441	229	31	0	15	16	16	0	0	165

*Includes units projected by year end FY2008.

Section II: General Housing Authority Operating Information

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Lake Park Crescent

Street Boundaries: 40th/42nd/Oakenwald/Lake Park
Development Number: IL002105000

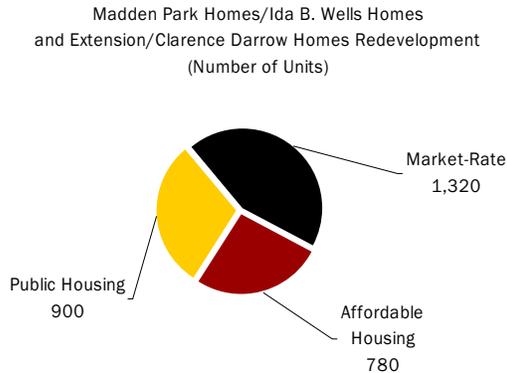
- In FY2009, the CHA anticipates the real estate transaction closing of Lake Park Crescent Phase IIA Rental.
 - This on-site development will be comprised of a combination of town houses, three-flats, six-flats, and a mid-rise building. All of these properties will stand adjacent to the new 2.8 acre Lake Park Crescent Park.
 - The low-rise sub-phase is planned to include 15 public housing, six affordable, and six market-rate units.
 - The mid-rise condominium building will include 16 public housing, 12 affordable, and 11 market-rate units.



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

Street Boundaries: 35th/Pershing/Martin Luther King Drive/Lake Park
 Development Numbers: IL002017000, IL002113000, IL002130000, IL002137000



- Oakwood Shores is the new name for onsite replacement housing for Madden Park Homes/Ida B. Wells Homes and Extension/Clarence Darrow Homes.

- Oakwood Shores Phase 2 For-Sale is an on-site development made up of 24 affordable and 127 market-rate units.

- The units are a combination of town houses, rowhouses, and condominium units in a mid-rise building.
- Oakwood Shores Phase 2 Rental is currently under construction and the delivery of 48 public housing units is projected in FY2009.
- The CHA anticipates delivery of 19 public housing units at Oakwood Shores Phase 2B One Rental in FY2009. Oakwood Shores Phase 2 One Rental is an on-site development made up of 37 public housing, 26 affordable, and 20 market-rate units located in rowhouses, six-flats, and one mid-rise building.
- The CHA will work with Quad Communities Development Corporation (QCDC) in furthering their quality-of-life plan, which supports and encourages retail growth in the area.
- QCDC, comprised of public, private, and community members, has identified financial support from The John D. and Catherine T. MacArthur Foundation.
 - QCDC has consulted with the Illinois Facilities Fund and plans to build an art and recreation center, with approximately 85,000 total square feet: 50,000 for recreational space, 25,000 for arts and education programs, and 10,000 for retail space. The arts and education activities will include: art, dance, music, media, and theater. The recreational facilities will include game rooms, fitness rooms, a gymnasium, squash courts, and a swimming pool.
 - Development plans also include a medical facility in the area. Medical services are included as part of QCDC's quality-of-life plan. The CHA will work with developers to create a mixed-use, mid-rise rental building, which is currently planned to include a medical clinic, doctor's offices, and approximately 48 residential units, which will include 15 public housing, 28 affordable, and five market-rate units. Construction is planned to begin in FY2009.

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- In FY2009, the CHA is planning to execute seven property disposition transactions at Madden/Wells/Darrow. It is essential for the CHA to conduct this disposition activity in order to finish the development plans, which have been approved by HUD. (Refer to Section II: General Housing Authority Operating Information, Chapter 1: Housing Stock Information, Units and Property to be Removed from Inventory for a complete listing of planned disposition activity in FY2009.)

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

Total Planned Units	Units Delivered Through FY2008**	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
900	159	100	67	33	108	7	177	176	173

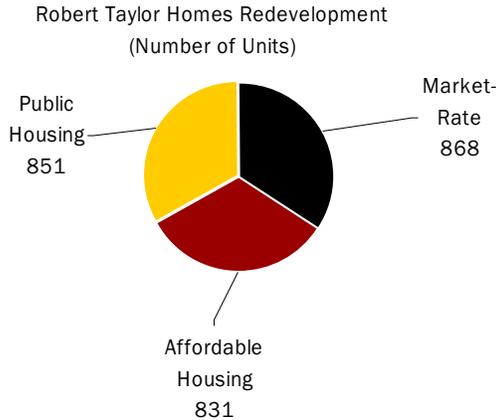
*The 100 home ownership units for public housing residents are not included in this plan.

**Includes units projected by year end FY2008.

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Robert Taylor Homes

Street Boundaries: 39th/54th/State/Federal
 Development Numbers: IL002037000, IL002117000,
 IL002127000, IL002021000, IL002020000, IL002139000



- Legends South is the name of both on- and off-site replacement housing for Robert Taylor Homes.
- In FY2009, the CHA will have a total of 80 both on- and off-site units under construction at Legends South.
- The CHA anticipates delivery of 20 public housing units at Legends South C-2 in FY2009.
- In FY2009, the CHA will complete two real estate transaction closings and property dispositions at Legends South. It is essential for the CHA to conduct this disposition activity in order to finish the development plans, which have been approved by HUD. (Refer to Section II: General Housing Authority Operating Information, Chapter 1: Housing Stock Information, Units and Property to be Removed from Inventory for a complete listing of planned disposition activity in FY2009.)
- Legends South Phase A-2 Rental will be comprised of 138 total units: 60 public housing, 50 affordable, and 28 market-rate units. All units are to be located in traditional two-, three-, and six-flats, as well as larger eight-, nine-, and 12-unit court yard buildings. Each unit will receive energy efficient appliances, wall-to-wall carpeting, central heating and air conditioning, and each unit will be cable-ready. The surrounding grounds will be beautifully landscaped. The building is structured to provide an on-site leasing office, as well as on-site professional management office.
- Hansberry Square at Legends South Phase A-1 For-Sale will be comprised of 25 market-rate units located in single family homes and two-flat buildings.

Section II: General Housing Authority Operating Information

Chapter 1: Housing Stock Information

- The Chicago Department of Transportation will continue to construct new streets, alleys, and public walkways at Legends South.
 - The CHA will conduct property disposition for Legends South Phase A-2 Rental in FY2009 and enter into a ground lease.
 - The CHA will conduct a disposition by passing title to land at Hansberry Square at Legends South Phase A-1 For-Sale in FY2009.

Robert Taylor Homes Public Housing Unit Delivery Plan

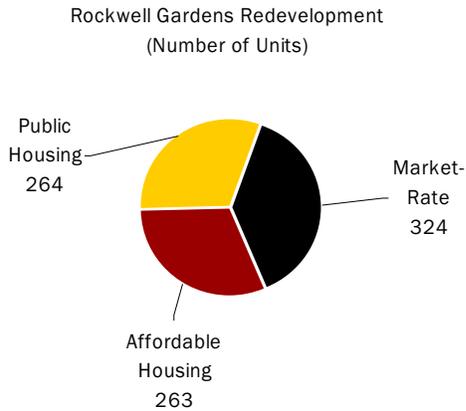
Total Planned Units	Units Delivered Through FY2008*	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
851	225	80	20	30	84	54	108	183	147

*Includes units projected by year end FY2008.

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Chapter 1: Housing Stock Information

Rockwell Gardens

Street Boundaries: Madison/Van Buren/Western/Rockwell
 Deveoplment Numbers: IL002112000, IL002107000,
 IL002106000, IL002120000



- West End is the name of the replacement housing for the public housing development formerly known as Rockwell Gardens.
- West End Phase 2 Rental will be comprised of 67 public housing, 34 affordable, and 14 market-rate units, located within a variety of building types ranging from two-flats to ten-unit buildings.
 - All 67 public housing units at West End Phase 2 Rental will be under construction in FY2009. The CHA anticipates unit delivery to commence in FY2010.
- In FY2009, the CHA is planning to execute a property disposition transaction at Rockwell Gardens. It is essential for the CHA to conduct this disposition activity to finish the development plans, which have been approved by HUD. The CHA expects to conduct property disposition through passing title or a ground lease at Rockwell Gardens in FY2009. (Refer to Section II: General Housing Authority Operating Information, Chapter 1: Housing Stock Information, Units and Property to be Removed from Inventory for a complete listing of planned disposition activity in FY2009.)

Rockwell Gardens Public Housing Unit Delivery Plan

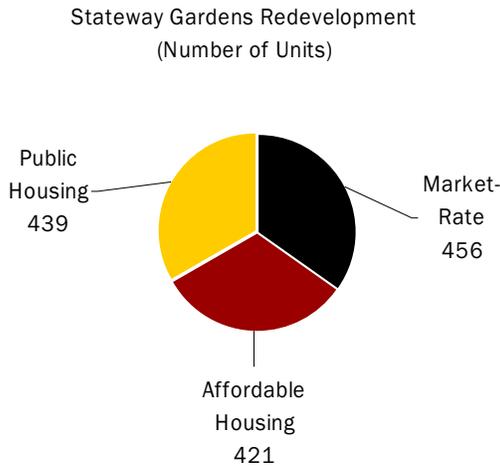
Total Planned Units	Units Delivered Through FY2008*	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
264	77	67	0	20	47	0	47	45	28

*Includes units projected by year end FY2008.

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Stateway Gardens

Street Boundaries: 35th/39th/State/Federal
 Development Numbers: IL002115000, IL002125000



- The CHA will have 53 public housing units under construction at Park Boulevard in FY2009.
- Park Boulevard Phase 1B is an on-site development made up of mid-rise buildings, six-, five-, and three-flats, town houses, and single family homes. When this phase is complete, there will be 100 public housing, 72 affordable, and 139 market-rate units.
- The CHA applied for a 2008 HOPE VI grant for Park Boulevard Phase 2 development. Park Boulevard Phase 2A.1 is a planned on-site development to be located in a mid-rise building, comprised of 32 public housing, 43 affordable, and five market-rate units.
- The CHA plans to submit a phase-specific request for disposition approval for Stateway Gardens in FY2009 and anticipates entering into a ground lease. The CHA is required to conduct this disposition activity to proceed with the development plans, which have been approved by HUD. (Refer to Section II: General Housing Authority Operating Information, Chapter 1: Housing Stock Information, Units and Property to be Removed from Inventory for a complete listing of planned disposition activity in FY2009.)
- The CHA continues to collaborate with the City of Chicago, the Stateway Gardens Working Group, and the developer to redevelop future on-site and off-site phases of Stateway Gardens in FY2009.
- The Chicago Department of Transportation and other city agencies will continue to collaborate with the CHA to complete required street reconstruction during FY2009.

Stateway Gardens Public Housing Unit Delivery Plan

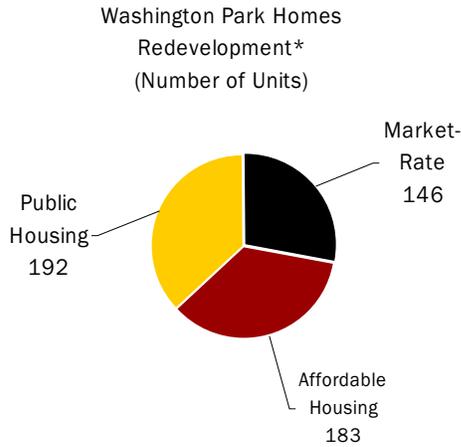
Total Planned Units	Units Delivered Through FY2008*	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
439	74	53	0	53	32	76	75	75	54

*Includes units projected by year end FY2008.

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Washington Park Homes

Street Boundaries: Various
 Development Numbers: IL002127000, IL0021208000,
 IL002122000



- In furtherance of the Plan for Transformation, the CHA is both redeveloping and rehabilitating Washington Park Homes into new mixed-income/mixed-finance communities. When complete, the revitalized Washington Park Homes will be comprised of 192 public housing, 183 affordable, and 146 market-rate units.
- As part of Washington Park Homes redevelopment in FY2009, the CHA will continue the planning process for a new residential/commercial development at 45th Street and Cottage Grove Place, which will offer additional public housing units for CHA residents. There will be no units under construction in FY2009 at Washington Park Homes, which will offer additional public housing units for CHA residents.
- In FY2009, the CHA is planning to execute property disposition transactions at Washington Park Homes. It is essential for the CHA to conduct this disposition activity to finish the development plans, which have been approved by HUD. The CHA expects to enter into a ground lease through the 45th and Cottage Grove Redevelopment Project. The CHA also plans to demolish the management office at 4444 S. Cottage Grove in late FY2009 or early FY2010. (Refer to Section II: General Housing Authority Operating Information, Chapter 1: Housing Stock Information, Units and Property to be Removed from Inventory for a complete listing of planned disposition activity in FY2009.)

Washington Park Homes Public Housing Unit Delivery Plan*

Total Planned Units	Units Delivered Through FY2008**	Units Under Construction FY2009	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

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

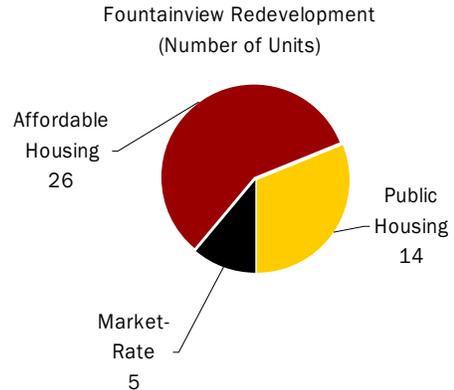
**Includes units projected by year end FY2008.

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Fountainview

Street Boundaries: Douglas/Independence/13th/Ridgeway
 Development Number: IL002124000

- The rehabilitation of Fountainview was comprised of 14 public housing, 26 affordable, and five market-rate units located within the heart of the North Lawndale Community.
- All planned units were completed in June 2008, and the CHA's leasing efforts at Fountainview will continue throughout FY2009.
- Of the 45 total units, nine are accessible and adaptable for people with disabilities.
- Each unit at Fountainview is wired for both cable television and high-speed internet.
- One Economy Corporation donated a free computer to each of the 45 families at Fountainview. Each of the families may also obtain free computer training at Lawndale Christian Development Corporation's computer center.



Fountainview Public Housing Unit Delivery Plan

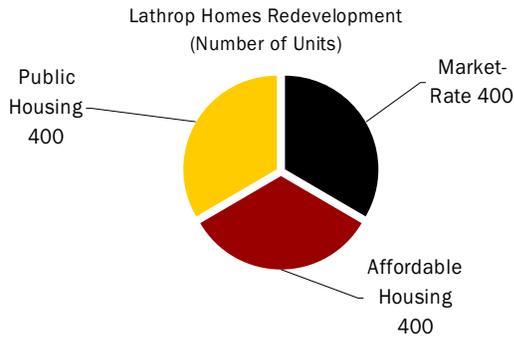
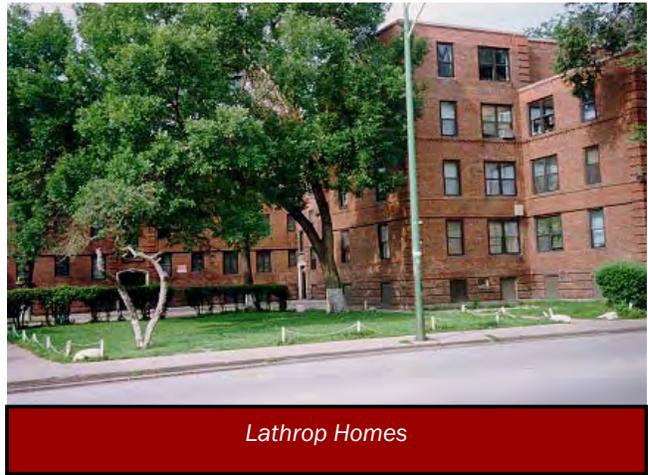
Total Planned Units	Units Delivered Through FY2008*	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
14	14	0	0	0	0	0	0	0	0

*Includes units projected by year end FY2008.

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Lathrop Homes

Street Boundaries: Clybourn/Damen/Chicago River
 Development Number: IL002022000



- The CHA plans to deliver 400 public housing, 400 affordable, and 400 market-rate units by the end of the Plan for Transformation. In total, 1,200 re-vitalized units will comprise this community.

- The CHA plans to re-institute a working group, which will serve to assist in creating the redevelopment plans at Lathrop Homes.
- The CHA will work with HUD, the Illinois State Historic Preservation Office, and key stakeholders to address historic preservation concerns.
- The CHA anticipates that the delivery of public housing units at Lathrop Homes will begin in FY2012.

Lathrop Homes Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2008*	Units Under Construction FY2009	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	100	100	100	100

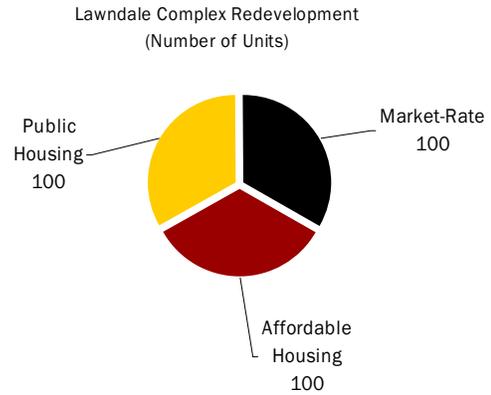
*Includes units projected by year end FY2008.

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Lawndale Complex

Street Boundaries: Roosevelt/Ogden/Talman/Fairfield
 Development Number: IL002093000, 002095000

- In FY2009, the CHA will work with potential developers to create and design development plans for the on-site and off-site components of the replacement housing of Lawndale Complex.
- In furtherance of the off-site development, the CHA will work with the City of Chicago to identify city-owned land, prime for residential development.
- When complete, the CHA anticipates that replacement housing for Lawndale Complex will be comprised of 100 public housing, 100 affordable, and 100 market-rate units.
- The CHA anticipates that the delivery of public housing units at Lawndale Complex will begin in FY2011.



Lawndale Complex Public Housing Unit Delivery Plan

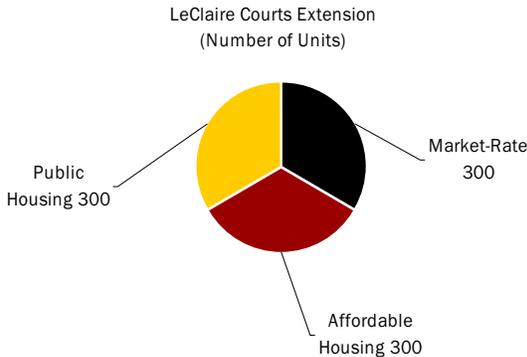
Total Planned Units	Units Delivered Through FY2008*	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
100	0	0	0	0	59	0	0	0	41

*Includes units projected by year end FY2008.

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LeClaire Courts Extension

Street Boundaries: 42nd/Laramie/44th/Cicero
 Development Number: IL002024000



- During FY2009, the CHA plans to conduct working group meetings for LeClaire Courts Extension. The City of Chicago Departments of Planning and Development, Housing, and Transportation will participate in creating the redevelopment plan in FY2009.
- The CHA and the City of Chicago will continue to explore a TIF strategy at LeClaire Courts Extension.
- When complete, LeClaire Courts Extension will be comprised of 300 public housing, 300 affordable, and 300 market-rate units.
- The CHA anticipates that the delivery of public housing units at LeClaire Courts Extension will begin in FY2012.

LeClaire Courts Extension Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2008*	Units Under Construction FY2009	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	75	75	75	75

*Includes units projected by year end FY2008.

- The CHA expects to conduct building closures at LeClaire Courts Extension in FY2009. In order for the CHA to establish the schedule for building closures, the CHA evaluates the following factors: construction schedules for revitalization plan, physical conditions of the building, the necessary funding available for revitalization, as well as vacancy rates. Furthermore, the CHA will continue to collaborate with resident leadership prior to finalizing plans for building closures. The table on the following page represents the anticipated FY2009 Planned Building Closures for LeClaire Courts Extension.

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LeClaire Courts Extension FY2009 Planned Building Closures		
Address	Total Number of Units Closed	Number of Households Effectuated*
4801-23 W. 44th Street	12	4
4839-49 W. 44th Street	12	6
4400-10 S. Cicero Avenue	12	5
4414-20 S. Cicero Avenue	4	0
4434-40 S. Cicero Avenue	4	0
4442-52 S. Cicero Avenue	12	7
4438-48 W. 44th Place	6	0
4841-55 W. 44th Place	8	3
4852-54 W. 44th Place	2	2
4800-22 W. 45th Street	12	2
4832-54 W. 45th Street	12	3
4400-02 S. LaCrosse Avenue	2	0
4404-14 S. LaCrosse Avenue	6	2
4405-11 S. LaCrosse Avenue	4	1
4413-23 S. LaCrosse Avenue	6	1
4416-26 S. LaCrosse Avenue	5	1
4425-35 S. LaCrosse Avenue	6	0
4428-30 S. LaCrosse Avenue	2	1
4437-47 S. LaCrosse Avenue	6	1
4449-59 S. LaCrosse Avenue	6	2
4452-62 S. LaCrosse Avenue	6	5
4461-71 S. LaCrosse Avenue	6	3
4473-79 S. LaCrosse Avenue	4	4
4401-03 S. Lamon Avenue	2	0
4405-15 S. Lamon Avenue	12	7
4431-41 S. Lamon Avenue	6	2
Total	175	62

*Occupancy Information as of June 30, 2008

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SENIOR, SCATTERED SITE, AND FAMILY HOUSING REHABILITATION

The CHA will continue the rehabilitation of the senior designated housing, scattered site, and family housing properties. The process of rehabilitation is similar in some respects to the process of redevelopment; however, there are distinct differences. In order to successfully rehabilitate the senior designated housing, scattered site, and family housing portfolio(s), the CHA must carefully manage the mix of available public and private funding, the current occupancy rate of the buildings, and the critical need to minimize the impact of rehabilitation activity on residents. The following is an overview of the process the CHA uses for rehabilitation.

Working Group

The first stage in the process of rehabilitation is the formation of a working group. Each working group is comprised of representatives of different interested parties, which include: public housing residents, CHA staff, architects, urban planners, and members of the community. The working group determines the unique needs of each site and develops a strategy to revitalize the community.

Financial Structuring

Unlike the variety of funding resources utilized for mixed-income/mixed-finance communities, CHA capital funds are the primary resource used by the rehabilitation program. Bond refund proceeds are an additional source of capital for rehabilitation. The CHA allocates money for rehabilitation through the capital budget, and each financial transaction of more than \$100,000 must be approved by the CHA Board. Due to the considerable amount of construction activity underway, multiple financial transactions are often needed for each rehabilitation site. This results in a complex process, that is necessary to ensure sufficient funding is available for each property to be rehabilitated.

Rehabilitation Plan

A rehabilitation plan lays out the anticipated designated use for the site and must be created prior to the commencement of rehabilitation activity. The plan outlines the number of units that will be rehabilitated, the placement of fire lanes, the increase in green space, and includes substantial renovations to building and structural systems, as well as aesthetic enhancements to unit interiors, building exteriors, and common areas. Both architects and urban planners assist the working group to ensure that the rehabilitation plan heavily weighs the needs of the surrounding community, building considerations, current occupancy levels, as well as forecasts future needs. The CHA and the working groups consult with one another to ensure that the final site design is distinctive and fulfills the site's requirements.

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Unit and Building Construction

Due to many years of wear and tear, the CHA realized that extensive rehabilitation work needed to be completed at each rehabilitation site. Where possible, the CHA tries to minimize the need for off-site relocation from the properties undergoing rehabilitation by concentrating construction activity on pockets of vacant units. Examples of renovation work done to buildings include improvements to the heating and electrical systems, as well as exterior work, such as tuck pointing, façade restoration, new roofing, new plumbing, and window replacement. Improvements made to the interior of units include new flooring, new interior doors and windows, updated kitchens, and updated bathrooms.

During the rehabilitation process, the CHA must continue to ensure compliance with local and federal Americans with Disabilities Act (ADA)/Section 504 regulations regarding the number and features of units that will be accessible and adaptable for people with disabilities. Compliance with these laws and regulations may require the CHA to combine units during rehabilitation to make a unit accessible or adaptable to individuals with disabilities. The CHA may also retrofit senior designated housing buildings previously rehabilitated, and as a result, combine units in these buildings in order to achieve full compliance. This conversion may ultimately reduce the total number of units at a site when rehabilitation is complete.

Relocation and Leasing

Whenever possible, the CHA moves a family directly from their non-revitalized unit to their newly rehabilitated unit after construction is complete, thus eliminating the need for temporary housing. Rehabilitated units are occupied in accordance with the priorities in the CHA Leaseholder and Housing Choice Relocation Rights Contract, and in accordance with the policies set forth in the FY2007 Admissions and Continued Occupancy Policy.

Capital Maintenance

The overall objective of long-term capital maintenance is to maintain all rehabilitated CHA real estate assets in quality condition to ensure the health and safety of those utilizing these assets. The goal for the CHA is to support asset management efforts to establish a capital plan and develop budget and reporting practices, which will promote adequate capital spending levels in furtherance of maintaining CHA's real estate assets. The CHA will continue to address investment needs in order to properly maintain these real estate assets. Through long-term capital maintenance, the CHA will develop proactive steps to promote maintenance activities and reinvest in existing capital assets.

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Senior Designated Housing Property Rehabilitation

The CHA has made remarkable strides in completing the rehabilitation of the senior designated housing properties portfolio. Having already delivered 8,898 senior designated housing units, the CHA plans to deliver an additional 172 units by the end of FY2009. Rehabilitated units at senior designated housing properties have received updated flooring, new kitchens and bathrooms, as well as updated electrical systems. In addition, common areas received vast improvements, including new laundry facilities, mailboxes, and renovated outdoor common areas. The following information describes FY2009 rehabilitation activity that will be conducted at senior designated housing properties.

Britton Budd Apartments

Address: 501 W. Surf Street
 Development Number: IL002053000

- Britton Budd Apartments is a senior designated housing property, located in the north side Lakeview community. Britton Budd is located near Lake Michigan and is situated within a thriving retail district. The existing historic eleven-story, masonry structure was originally built in 1917.
- In FY2009, the CHA anticipates completing rehabilitation of Britton Budd Apartments and delivering 172 public housing units, as well as one market-rate unit reserved for the on-site property manager.
- The CHA will conduct a multitude of improvements at Britton Budd Apartments throughout FY2009.
 - The rehabilitation of Britton Budd Apartments will include both renovation of common areas and units.
 - The public housing units will be one bedroom and zero bedroom/studio units.
 - Common areas, including the entry lobby, meeting room, craft rooms, TV room, dining room, and laundry room will also be completed in FY2009.

Britton Budd Apartments Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2008*	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
172	0	172	172	0	0	0	0	0	0

*Includes units projected by year end FY2008.

Scattered Site Housing Rehabilitation

The CHA has five separate regions within the scattered site housing portfolio: North Central, Northeast, Southeast, Southwest, and West. The CHA completed rehabilitation of the scattered site portfolio in FY2006. In FY2009, the CHA’s main focus at scattered sites housing will be to conduct rehabilitation activity in order to comply with federal, state, and local laws governing accessibility and adaptability of units for

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Chapter 1: Housing Stock Information

people with disabilities. The CHA will also perform capital maintenance projects at scattered site housing. In FY2009, the capital maintenance projects at scattered site units will consist of:

- Restoration and repairs of dwelling units, non-dwelling units, heating plants, and roofs;
- Addressing any code violations;
- Restoration and replacement of mechanical systems, windows, and ventilation systems; and
- Analysis of units that have only one means of egress.

Family Housing Rehabilitation

The CHA will continue its progress of rehabilitating its traditional family public housing stock in FY2009. There will be 1,064 units under construction at family housing rehabilitation sites, and the CHA anticipates delivery of 543 public housing units at family housing rehabilitation sites by the end of FY2009. Family housing rehabilitation work will include restoration of common areas, building exteriors, landscaping, as well as updating individual units with new kitchens, bathrooms, and flooring. The CHA is also committed to rehabilitating units and common areas in a manner that will make each property accessible or adaptable to individuals with disabilities.

The overall unit commitment within the CHA's family housing rehabilitation portfolio has increased from 5,013 units to 5,014 units. The Wentworth Gardens total unit delivery decreased from 344 units to 343 units in order to combine two units to make one accessible to persons with disabilities. However, the increase in public housing units is due to the fact that the CHA was able to deliver two additional units at Lawndale Gardens within the rehabilitation plans. Therefore, the total unit delivery at Lawndale Gardens increased from 123 units to 125 units.

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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

Lake Parc Place

Lawndale Gardens

Lowden Homes

Trumbull Park Homes

Washington Park Low-Rises

Wentworth Gardens

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Altgeld Gardens and Phillip Murray Homes

Street Boundaries: St. Lawrence/130th/Doty/133rd
 Development Numbers: IL002002000, IL002002100, IL002002300



- Phase 3 of Altgeld Gardens will begin in FY2008. The renovations of all interior and exterior areas of Altgeld Gardens Phase 3 will continue in FY2009 and are projected to be completed in FY2010.
- In FY2009, the CHA will have 448 units under construction and deliver a total of 204 public housing units at Altgeld Gardens/Phillip Murray Homes.
- By the end of the Plan for Transformation, 1,998 public housing units will be rehabilitated at Altgeld Gardens/Phillip Murray Homes. Each unit will receive new central air conditioning and heating systems, new kitchen appliances, and new doors. The CHA expects the completion of an on-site laundry facility in late FY2008 or early FY2009.
- The CHA will also perform building renovations that will include: new mechanical and electrical systems, building façade restoration, as well as replacement of exterior windows and doors.
- Exterior site improvements will include new roofs, new sidewalks, installation of exterior lighting, and landscaping.

Altgeld Gardens and Phillip Murray Homes Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2008*	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
1,998	791	448	204	200	203	200	200	200	0

*Includes units projected by year end FY2008.

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Bridgeport Homes

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

Development Numbers: IL002003000

- The CHA plans to complete rehabilitation of Bridgeport Homes in FY2008 and deliver a total of 111 public housing units.
- The revitalization of units at Bridgeport Homes includes upgraded kitchen cabinets and new appliances, bathroom fixtures, interior doors, closet doors, and air conditioning.
- Bridgeport Homes’ common areas also received beautification work, which includes a new park area with picnic tables, paved walkways, and new fencing.
- The CHA will continue to lease up units at Bridgeport Homes, as well as conduct capital maintenance activities as necessary.



Bridgeport Homes

Bridgeport Homes Unit Delivery Plan

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

*Includes units projected by year end FY2008.

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Dearborn Homes

Street Boundaries: 30th/Federal/27th/State
 Development Number: IL002013000



Dearborn Homes

- Dearborn Homes is made up of 16 mid-rise, six-, and nine-story buildings, which are located on a 16.2 acre site in the Douglas community.
- The CHA will rehabilitate a total of 660 public housing units at Dearborn Homes.
- Two hundred and forty (240) public housing units in Dearborn Homes Phase 3 will be under construction in FY2009. The CHA anticipates the delivery of 120 public housing units in this phase in late FY2009.
- The rehabilitation of Dearborn Homes will include installation of wiring to make cable ready, new elevators, new glazed tile common areas, and two air conditioners in each unit.
- Exterior improvements will include upgrading exterior architecture, new landscaping, including trees, bushes, and sod, installation of new site lighting, as well as installation of large walkways emphasizing the park-like atmosphere.

Dearborn Homes Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2008*	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
660	202	240	120	120	120	98	0	0	0

*Includes units projected by year end FY2008.

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Frances Cabrini Rowhouses

Street Boundaries: Chicago/Hudson/Oak/Larrabee

Development Number: IL002089000

- The CHA will continue infrastructure work and renovation of interiors at Frances Cabrini Rowhouses Phase 1 throughout FY2009.
- Procurement of construction services for Frances Cabrini Rowhouses Phase 2 is planned for late FY2008. Construction of Frances Cabrini Rowhouses Phase 2 infrastructure, as well as gut rehabilitation of the interior units is anticipated to be complete by the end of FY2009.
- The CHA will have 200 public housing units under construction at Frances Cabrini Rowhouses and anticipates delivery of 100 public housing units in FY2009.
- Rehabilitated units will receive new interior walls and new windows.
- The exteriors of Frances Cabrini Rowhouses will include new roofs and tuck pointing for the buildings. The site work will also include new sidewalks, playground equipment, and landscaping.

Frances Cabrini Rowhouses Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2008*	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
586	100	200	100	100	100	100	86	0	0

*Includes units projected by year end FY2008.

- The CHA expects to conduct building closures at Frances Cabrini Rowhouses in FY2009. In order for the CHA to establish the schedule for building closures, the CHA evaluates the following factors: vacancy rates, physical conditions of the building, the necessary funding available for revitalization, as well as construction schedules. Furthermore, the CHA will continue to collaborate with resident leadership prior to finalizing plans for building closure. The following table represents the anticipated FY2009 Planned Building Closure for Frances Cabrini Rowhouses.

Frances Cabrini Rowhouses FY2009 Planned Building Closure		
Address	Total Number of Units Closed	Number of Households Effected*
971-85 N. Cambridge Avenue	8	0
936 N. Mohawk Street	6	0
939-55 N. Mohawk Street	9	4
461-85 W. Oak Street	11	7
938-54 N. Cleveland Avenue	9	2
437-59 W. Oak Street/986 W. Hudson Avenue	13	6
Total	56	19

*Occupancy Information as of June 30, 2008

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Lake Parc Place

Street Boundaries: Oakwood/Lake Park/40th/Oakenwald
 Development Number: IL002018100



- The CHA completed the rehabilitation of Lake Parc Place in FY2004. The CHA delivered a total of 300 rehabilitated public housing units for low-income families.
- Lake Parc Place is located within the heart of Chicago. CHA residents have easy access to both Lake Michigan and downtown from their rehabilitated homes.
- Residents of Lake Parc Place can also take advantage of the numerous recreational, educational, and employment opportunities within their revitalized community.
- The CHA will continue to lease up units at Lake Parc Place, as well as conduct capital maintenance activities as necessary.

Lake Parc Place Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2008*	Units Under Construction FY2009	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

*Includes units projected by year end FY2008.

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Lawndale Gardens

Street Boundaries: California/26th/Washtenaw/25th
 Development Number: IL002095000



Lawndale Gardens

- The CHA increased its total unit commitment at Lawndale Gardens from 123 to 125 public housing units because of a change in the rehabilitation plans.
- By the end of FY2008 the CHA anticipates 62 units will have been completed. The remaining 63 public housing units will be under construction and are projected for delivery at Lawndale Gardens in FY2009.
- The rehabilitated units will receive upgraded kitchen cabinets and new appliances, new bathroom fixtures, new interior doors and closet doors, as well as a new furnace and central air conditioning.
- The building exteriors of Lawndale Gardens will consist of repairing façades; tuck pointing; installation of new windows, and a new insulated roofing system. New sidewalks and outdoor activity areas, including seating and barbeque grills will also be constructed.

Lawndale Gardens Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2008*	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
125	62	63	63	0	0	0	0	0	0

*Includes units projected by year end FY2008.

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Lowden Homes

Street Boundaries: Eggleston/95th Street/Wentworth/
 95th Place
 Development Number: IL002025000



Lowden Homes

- The rehabilitation of Lowden Homes was completed in FY2006. The CHA delivered 127 rehabilitated public housing units.
- Lowden Homes is made up of charming two-story brick bungalows and ranch houses.
- The rehabilitation of Lowden Homes included renovations to building interiors, such as new kitchens, bathrooms, and flooring, as well as building exteriors. In addition, the CHA improved site utilities and landscaping.
- The CHA will continue to lease units at Lowden Homes, as well as conduct capital maintenance activities, as necessary.

Lowden Homes Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2008*	Units Under Construction FY2009	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

*Includes units projected by year end FY2008.

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Trumbull Park Homes

Street Boundaries: Oglesby/106th/Bensley/104th
 Development Number: IL002038000



Trumbull Park Homes

- The CHA completed the rehabilitation of units at Trumbull Park Homes in FY2007. Trumbull Park Homes is comprised of 434 rehabilitated public housing units for CHA families.
- The rehabilitation work at Trumbull Park Homes included: new mechanical and electrical systems installation, building façade restoration, and windows and exterior doors replacement. Individual units received upgraded kitchens and bathrooms and new interior lighting and doors.
- General capital maintenance activities will continue at Trumbull Park Homes as necessary.
- In addition, two on-site laundry facilities are being constructed to provide convenient services to the residents.
- The CHA will continue lease up activities at Trumbull Park Homes throughout FY2009.

Trumbull Park Homes Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2008*	Units Under Construction FY2009	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

*Includes units projected by year end FY2008.

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Washington Park Low-Rises

Street Boundaries: Various

Development Number: Not Assigned Yet By HUD



- The CHA will have 113 public housing units under construction and anticipates delivery of 56 public housing units at Washington Park Low-Rises in FY2009.
- When complete, the CHA will have rehabilitated 330 public housing units for CHA families. The CHA foresees delivery of all 330 units by the end of FY2010.
- Each rehabilitated unit will be given new doors, updated kitchens and bathrooms, new interior lighting, and closets.
- The scope of work that will be conducted on the exteriors of Washington Park Low-Rises includes new roofs, tuck pointing, new sidewalks, and landscaping.
- The CHA will continue to conduct meetings with the LAC, the project team, and the property management company in order to keep residents informed of scheduled activities.

Washington Park Low-Rises Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2008*	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
330	217	113	56	57	0	0	0	0	0

*Includes units projected by year end FY2008.

- The CHA also expects to conduct building closures at Washington Park Low-Rises in FY2009. In order for the CHA to establish the schedule for building closures, the CHA evaluates the following factors: vacancy rates, physical conditions of the building, the necessary funding available for revitalization, as well as construction schedules. Furthermore, the CHA will continue to collaborate with resident leadership prior to finalizing plans for building closure. The following table represents the anticipated FY2009 Planned Building Closure for Washington Park Low-Rises.

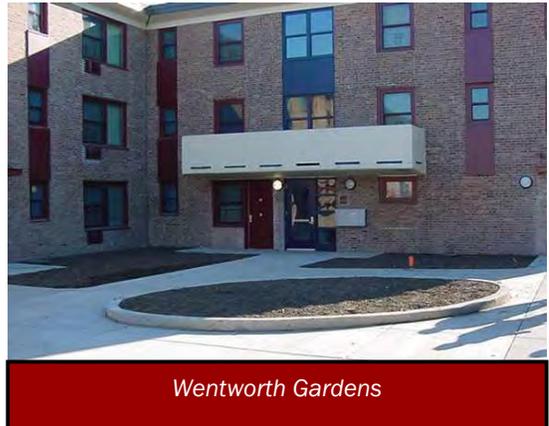
Washington Park Low-Rises FY2009 Planned Building Closure		
Address	Total Number of Units Closed	Number of Households Effected*
4023-25 S. Michigan Avenue	6	4
4010-24 S. Wabash Avenue	8	5
4033-43 S. Wabash Avenue	6	2
4417-27 S. Wabash Avenue	6	0
Total	26	11

*Occupancy Information as of June 30, 2008.

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Wentworth Gardens

Street Boundaries: Pershing/Princeton/37th/Wentworth
 Development Number: IL002040000



- The CHA reached a significant achievement when it completed revitalization of Wentworth Gardens in FY2007.
- Upon completion, the CHA delivered 343 rehabilitated public housing units for CHA families. The CHA originally intended to deliver 344 public housing units, but two units were combined in order to make an additional accessible unit for persons with disabilities.
- Rehabilitation work at Wentworth Gardens included renovations to building exteriors, updated utilities, and considerable improvements to building interiors, including new walls, floors, windows, doors, appliances, fixtures, and paint.
- The CHA also installed new mechanical and electrical systems. In addition, the CHA improved common area amenities, created green spaces, and built a recreation area and parking lots.
- The CHA will continue to lease up units at Wentworth Gardens, as well as conduct capital maintenance activities, as necessary.

Wentworth Gardens Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2008*	Units Under Construction FY2009	FY2009 Planned Units	FY2010 Planned Units	FY2011 Planned Units	FY2012 Planned Units	FY2013 Planned Units	FY2014 Planned Units	FY2015 Planned Units
343	343	0	0	0	0	0	0	0	0

*Includes units projected by year end FY2008.

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PROPERTIES TO BE REDEVELOPED OR REHABILITATED

Harold Ickes Homes

Street Boundaries: Cermak/State/25th/Federal
 Development Number: IL002016000

- Although there are no finalized plans for the redevelopment/rehabilitation of Harold Ickes Homes, in FY2009 the CHA will continue to evaluate alternative methods for revitalization both internally and with resident leadership.
- When complete, Harold Ickes Homes will contain 312 public housing units.
- During FY2005, the CHA will explore the possibility of conducting building demolition activity at three buildings within Harold Ickes Homes. Demolition of these buildings is a necessary step in the process of revitalization for the Plan for Transformation. (For further information regarding demolition, refer to Section II: General Housing Authority Operating Information, Chapter 1: Housing Stock Information, Planned Demolition Activity and the Proposed Units to Be Removed Through Demolition chart.)



Harold Ickes Homes

Harold Ickes Homes Unit Delivery Plan

Total Number of Units to be Rehabilitated	Units Delivered Through FY2008*	Units Under Construction FY2009	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	104	0	104	0	104

*Includes units projected by year end FY2008.

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HOUSING CHOICE VOUCHER PROGRAM

The CHA Housing Choice Voucher (HCV) Program will continue to offer low-income Chicagoans the opportunity to live in safe, decent, and affordable housing in the private market. In FY2009, HCV Program participants will pay between 30% and 40% of their annual adjusted gross income for rent. The remainder of their rent will be subsidized by a Housing Assistance Payment (HAP) made to the property owner by the CHA HCV Program. The CHA HCV Program provides both tenant-based and project-based vouchers. Tenant-based vouchers are issued directly to HCV Program participants to rent units in the private market and are portable; whereas, project-based vouchers (PBV) remain with the unit and are issued directly to the property owner. In FY2009, the CHA will allocate 34,490 HCVs to residents for leasing.

Below is a table that details the 1,039 units the CHA plans to be project-based in FY2009 by both PBV category and development. This list is cumulative and includes both developments under a HAP contract and an Agreement to Enter into a Housing Assistance Payments (AHAP) contract.

FY2009 Project-Based Voucher Utilization	
Project-Based Voucher Category	Anticipated Number of Units to be Project-Based in FY2009
Chicago's Supportive Housing Initiative	
600 S. Wabash	77
Near North Apartments	46
St. Leo's Residence	50
Harriet Tubman Apartments	14
Spaulding/Trumbull Apartments	13
Washington Park SRO	32
Englewood Supportive Housing	50
Dante/Harper Town Homes	36
Subtotal	318
Regional Housing Initiative	
Casa Kirk	5
Wentworth Commons	10
Leland Apartments	14
North Avenue Apartments	6
Casa Morelos	9
Woodstock Commons II	19
1750 N. Spaulding Apts.	9
Subtotal	72

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FY2009 Project-Based Voucher Utilization	
Project-Based Voucher Category	Anticipated Number of Units to be Project-Based in FY2009
CHA Project-Based Voucher Family Housing	
Liberty Square	16
Leontyne Apartments	14
South Park Plaza	34
North Avenue Apartments	10
Wilson Yards	16
Rosa Parks Apartments	26
Subtotal	116
CHA Project-Based Voucher Senior Housing	
Senior Suites of Auburn Gresham	17
Eastgate Village Seniors Residence	35
Subtotal	52
Converted Project-Based Certificates Supportive Housing	
Deborah's Place	39
East Park Apartments	152
Major Jenkins Apartments	80
LUCHA SRO	20
Subtotal	291
Converted Project-Based Certificates Family Housing	
Wabash Apartments	24
Diversey Courts	51
Anchor House	115
Subtotal	190
FY2009 Total for Project-Based Vouchers & Moderate Rehabilitation Vouchers	1,039

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OTHER PROPERTIES OWNED OR MANAGED BY THE CHA

The CHA owns and/or manages properties that do not receive public housing assistance. These properties include one city-state property and a Family Investment Center. The CHA will continue to own or manage these properties in FY2009.

LeClaire Courts

Street Boundaries: South Cicero/West 44th/South Laramie/Gulf Mobile & Ohio R.R.
Development Number: Not assigned by HUD

- LeClaire Courts is a city-state property located in the Heast Park neighborhood of Chicago.
- There are 314 city-state/project-based voucher units at LeClaire Courts.
- The CHA is exploring options to vacate or relocate residents out of LeClaire Courts.
- Under the Section 8 Substantial Rehabilitation Program, the CHA functions as a landlord and provides assisted housing to qualified applicants. The CHA earns a federally determined maximum rental market rate for each unit leased.

Charles A. Hayes Family Investment Center

Location: 4859 S. Wabash Ave.
Development Number: IL002999999P

- Since FY1998, the Charles A. Hayes Family Investment Center (FIC) has played a valuable role in training and educating CHA residents as well as the community-at-large.
 - The Family Investment Center initiative was originated by HUD with a focus on assisting public housing families with support and developmental programs to increase self-sufficiency among public housing residents.
- In FY2009, CHA residents will continue to utilize the FIC through trainings, as well as other educational programs intended for both CHA youth and adult residents alike.
- The FIC will be funded through a variety of sources used to subsidize operating costs in FY2009.
 - One of the funding sources is generated from FIC occupants, who pay maintenance assessment fees. The FIC will continue to generate revenue in FY2009 from renting space to the public for private events.
 - Another form of funding for resident programs is provided by a Resident Opportunities and Self-Sufficiency (ROSS) grant awarded to a grantee. The ROSS grant will assist the grantee in providing technology trainings and programs for CHA residents at the FIC in FY2009.

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PLANNED SIGNIFICANT CAPITAL EXPENDITURES BY DEVELOPMENT AND OTHER LOCATIONS WITHIN CHA PROPERTY

The CHA defines capital expenditure as any cost that is incurred in the acquisition or improvement of a property asset. A significant capital expenditure is any single purchase that exceeds five thousand dollars. Capital expenditures are incurred when the CHA spends money to: acquire fixed assets; repair problems with an asset that existed prior to acquisition; pay for legal costs to establish or maintain the right of ownership of property; and to restore property or adapt it for a new or different use.

FY2009 Capital Program Estimated Expenditures (By Development and Fund)						
	HOPE VI Revitalization	Capital Fund FY2008 Grant	Capital Fund (Prior Year Grant)	Other Funding	HOPE VI Demolition	TOTALS
Category 1 - PRE MTW Commitments						
Governor Henry Horner Homes	\$ -	\$ -	\$ -	\$ 9,940,251	\$ -	\$ 9,940,251
Francis Cabrini Homes Extension	5,600,000			1,567,500		7,167,500
ABLA	1,100,000			1,509,600		2,609,600
Madden Park / Wells	3,500,000			8,898,113		12,398,113
CHA WIDE				171,210		171,210
Category 1 - PRE MTW Commitments Total	10,200,000	-	-	22,086,674	-	32,286,674
Category 2 - Senior Developments						
		7,366,228		22,304,746		29,670,974
Category 3 - Scattered Sites						
				5,141,002		5,141,002
Category 4 - Non-Section 202 Family Properties						
Lawndale Gardens		9,641,864		299,215		9,941,079
Lake Park Place				800,000		800,000
Washington Park (lowrise)		13,782,225		51,987		13,834,212
Bridgeport Homes		332,062				332,062
LeClaire Cts Ext				250,000		250,000
Cabrini Row Houses		12,435,208		7,273,710		19,708,918
CHA WIDE		20,125		3,743,541		3,763,666
Category 4 - Non-Section 202 Family Properties Total	-	36,211,484	-	12,418,453	-	48,629,937
Category 5 - Section 202 Properties						
Altgeld Gardens and Phillip Murray Homes			21,057,966	30,745,106		51,803,072
Dearborn Homes		13,369,773		18,071,544		31,441,317
Rockwell Gardens	4,000,000			400,000		4,400,000
Robert Taylor Homes	3,000,000			5,700,000		8,700,000
Stateway Gardens	2,600,000			6,050,000		8,650,000
Cabrini Green Homes				1,058,590	2,211,000	3,269,590
CHA WIDE				8,487,714		8,487,714
Category 5 - Section 202 Properties Total	9,600,000	13,369,773	21,057,966	70,512,955	2,211,000	116,751,694
DEVELOPMENT CATEGORIES TOTAL						
	19,800,000	56,947,485	21,057,966	132,463,830	2,211,000	232,480,281
Development/Capital (Admin)		4,318,515				4,318,515
Other Administrative Expenses		300,000				300,000
Capital Improvements (Private Management)		7,651,670		300,000		7,951,670
Make Ready				323,347		323,347
Principal / Interest Expense		35,084,375				35,084,375
Environmental Remediation/Consulting		9,391,180		1,051,000		10,442,180
GRAND TOTAL	\$ 19,800,000	\$ 113,693,225	\$ 21,057,966	\$ 134,138,177	\$ 2,211,000	\$ 290,900,368

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UNITS AND PROPERTY TO BE REMOVED FROM INVENTORY

One integral component of the CHA’s progress in completing the Plan for Transformation is the CHA’s successful removal of dilapidated units and other property from its housing stock. Units and properties are removed from the CHA property portfolio through both demolition and disposition activities in order to clear land for redevelopment, alleviate CHA’s liability of maintaining vacant non-viable buildings, as well as to generate revenue to fund other development projects.

Planned Demolition Activity

In order to create new mixed-income/mixed-finance communities, the CHA must conduct demolition activity at redevelopment sites. All buildings must be vacated prior to commencement of demolition. As a result, the CHA follows a process of notifying all CHA lease-holders of scheduled building closure, as well as assisting with the resident(s) relocation into either a temporary or permanent public housing unit. Additionally, the CHA may demolish buildings at family housing rehabilitation properties in order to de-densify the site. Listed below is a table that sets out the units that the CHA anticipates removing from its housing stock portfolio through demolition activity in FY2009.

**Proposed Units to Be Removed Through Demolition
 FY2009 Annual Plan - Plan for Transformation Year 10**

Address	FY2008 (Year 9)				FY2009 (Year 10)	FY2010 (Year 11)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Grace Abbott Homes Rowhouses							
1251 W 14TH ST					4		4
1259 W 14TH ST					4		4
1416 S BLUE ISLAND AVE					11		11
1428 S BLUE ISLAND AVE					4		4
1436 S BLUE ISLAND AVE					2		2
1440 S BLUE ISLAND AVE					4		4
1448 S BLUE ISLAND AVE					2		2
1452 S BLUE ISLAND AVE					4		4
1401 S THROOP ST					4		4
1409 S THROOP ST					4		4
1425 S THROOP ST					4		4
1526-28 W 13TH ST			2	2			2
1530-40 W 13TH ST			6	6			6
1511 W 14TH PL					2		2
1515 W 14TH PL					6		6
1524 W 14TH PL					4		4
1534 W 14TH PL					4		4
1508-14 W 14TH ST					4		4
1516 W 14TH ST					11		11
1525 W 14TH ST					4		4

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Proposed Units to Be Removed Through Demolition
FY2009 Annual Plan - Plan for Transformation Year 10

Address	FY2008 (Year 9)				FY2009 (Year 10)	FY2010 (Year 11)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Grace Abbott Homes Rowhouses (cont'd)							
1528 W 14TH ST					2		2
1520 W 15TH ST					6		6
1532 W 15TH ST					12		12
1530-40 W HASTINGS ST			12	12			12
1216-22 W LAFLIN ST			4	4			4
1217-23 W LAFLIN ST			4	4			4
1432-38 W WASHBURNE AVE			4	4			4
1440-50 W WASHBURNE AVE			6	6			6
1452-62 W WASHBURNE AVE			6	6			6
1510-20 W WASHBURNE AVE			6	6			6
1522-28 W WASHBURNE AVE			4	4			4
1527-37 W WASHBURNE AVE			6	6			6
1530-36 W WASHBURNE AVE			4	4			4
Subtotal:			64	64	102		166
Frances Cabrini Extension North							
1015-17 N. LARRABEE STREET	136			136			136
Subtotal:	136			136			136
Frances Cabrini Extension South^							
929 N HUDSON AVE	68			68			68
939 N HUDSON AVE	68			68			68
911 N SEDGWICK ST	68			68			68
923 N SEDGWICK ST	68			68			68
412 W CHICAGO AVE					65		65
911 N HUDSON AVE	65			65			65
862 N SEDGWICK ST	65			65			65
Subtotal:	402			402	65		467
William Green Homes^							
660 W DIVISION ST					133		133
1230 N LARRABEE ST					132		132
1230 N BURLING ST					134		134
Subtotal:					399		399
Governor Henry Horner Homes^							
1936 W WASHINGTON ST		65		65			65
Subtotal:		65		65			65
Lathrop Homes							
2986-92 N CLYBOURN AVE						28	28
2950-84 N CLYBOURN AVE						18	18
2942-48 N CLYBOURN AVE						43	43
2906-40 N CLYBOURN AVE						18	18

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Proposed Units to Be Removed Through Demolition Schedule
FY2009 Annual Plan - Plan for Transformation Year 10

Address	FY2008 (Year 9)				FY2009 (Year 10)	FY2010 (Year 11)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Lathrop Homes (cont'd)							
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					18	18	
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	
Subtotal:					478	478	
LeClaire Courts Extension							
4401-03 S. LAMON AVE				2		2	
4405-15 S. LAMON AVE				12		12	
4431-41 S. LAMON AVE				6		6	
4400-02 S. LACROSS AVE				2		2	
4404-14 S. LACROSS AVE				6		6	
4405-11 S. LACROSS AVE				4		4	
4413-23 S. LACROSS AVE				6		6	
4416-26 S. LACROSS AVE				5		5	
4425-35 S. LACROSS AVE				6		6	
4428-30 S. LACROSS AVE				2		2	
4437-47 S. LACROSS AVE				6		6	
4449-59 S. LACROSS AVE				6		6	
4452-62 S. LACROSS AVE				6		6	
4461-71 S. LACROSS AVE				6		6	
4473-79 S. LACROSS AVE				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 AVE				12		12	
4414-20 S. CICERO AVE				4		4	
4434-40 S. CICERO AVE				4		4	
4442-52 S. CICERO AVE				12		12	
Subtotal:				175		175	

Section II: General Housing Authority Operating Information

Chapter 1: Housing Stock Information

Proposed Units to Be Removed Through Demolition Schedule
FY2009 Annual Plan - Plan for Transformation Year 10

Address	FY2008 (Year 9)				FY2009 (Year 10)	FY2010 (Year 11)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Scattered Site Southwest^^^							
5259 S EMERALD AVE			2	2			2
5719 S CARPENTER ST			1	1			1
1639 W 56TH ST/5600 S MARSHFIELD AVE			6	6			6
Subtotal:			9	9			9
Scattered Site Southeast^^^							
334 W. 42ND ST			1	1			1
313 W. 42ND ST			1	1			1
Subtotal:			2	2			2
Washington Park Low-Rises^^^							
6127-41 S CALUMET AVE		8		8			8
6145-59 S CALUMET AVE		8		8			8
4400-02 S ST LAWRENCE AVE		12		12			12
3909 S INDIANA AVE		4		4			4
Subtotal:		32		32			32
Madden Park Homes							
740 E 37TH ST	6			6			6
3640 S ELLIS AVE	4			4			4
3808 S LAKE PARK AVE	6			6			6
3814 S LAKE PARK AVE	6			6			6
3822 S LAKE PARK AVE	6			6			6
3830 S LAKE PARK AVE	6			6			6
Subtotal:	34			34			34
Ida B. Wells Homes							
555/565 E 37TH PL	12			12			12
3702-3708 S VINCENNES AVE^					4		4
3710-3726 S VINCENNES AVE^					12		12
3728-3734 S VINCENNES AVE^					4		4
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				0			0
559-569 E 37TH ST	6			6			6
3742/ 3748/ 3756 S VINCENNES/556 E 38TH ST/ 571 E 37TH PL	30			30			30
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
518-524 E 37TH PL/ 523-529 E 37TH ST	10			10			10
526/530 E 37TH PL	12			12			12
532-538 E 37TH PL/ 543-559 E 37TH ST	10			10			10
536 E 38TH ST/549 E 37TH PL	30			30			30

Section II: General Housing Authority Operating Information

Chapter 1: Housing Stock Information

Proposed Units to Be Removed Through Demolition
FY2009 Annual Plan - Plan for Transformation Year 10

Address	FY2008 (Year 9)				FY2009 (Year 10)	FY2010 (Year 11)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Ida B. Wells Homes (cont'd)							
548/552 E 37TH PL	12			12			12
551-557E 37TH ST/540-546 E 37TH PL	9			9			9
554-560 E 37TH PL/ 571-577 E 37TH ST	10			10			10
562-568 E 37TH PL/ 579-585 E 37TH ST	10			10			10
570/574 E 37TH PL	12			12			12
587-597 E 37TH ST	6			6			6
409-421 E 37TH ST		24		24			24
408-420 E 39TH ST		24		24			24
3707/3711 S DR MARTIN LUTHER KING DRIVE		16		16			16
3715-3721 S DR MARTIN LUTHER KING DRIVE		32		32			32
3723-31 S DR MARTIN LUTHER KING DRIVE		40		40			40
3733-3741 S DR MARTIN LUTHER KING DRIVE		40		40			40
3743-3751 S DR MARTIN LUTHER KING DRIVE		40		40			40
3753-3761 S DR MARTIN LUTHER KING DRIVE		40		40			40
3801-3809 S DR MARTIN LUTHER KING DRIVE		48		48			48
3811-3821 S DR MARTIN LUTHER KING DRIVE		32		32			32
3823-3831 S DR MARTIN LUTHER KING DRIVE		40		40			40
3833-3841 S DR MARTIN LUTHER KING DRIVE		40		40			40
3843-3849 S DR MARTIN LUTHER KING DRIVE		32		32			32
3848-3852 S VERNON AVE		16		16			16
Subtotal:	225	464		689		20	709
Ida B. Wells Extension							
540 E 36TH ST		65		65			65
574 E 36TH ST			65	65			65
559 E BROWNING AVE		65		65			65
511 E BROWNING AVE			65	65			65
527 E BROWNING AVE		65		65			65
575 E BROWNING AVE			65	65			65
Subtotal:		195	195	390			390
Harold Ickes Homes							
2450 S STATE ST					65		65
2420-30 S STATE ST					138		138
2350 S STATE ST					65		65
Subtotal:					268		268
Grand Totals	797	756	270	1,823	1,009	498	3,330

^ Footnotes

Jane Addams Homes: Subject to state historic preservation requirements.

Governor Henry Horner Homes: Subject to Agreed Order requirements.

Frances Cabrini Extension North: Subject to Consent Decree requirements.

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

William Green Homes and Frances Cabrini Extension South: Under litigation/negotiation.

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

^^Demolition complete means the structural demolition is completed. Demolition started means structural demolition has started. All information is as of June 30, 2008.

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

Section II: General Housing Authority Operating Information

Chapter 1: Housing Stock Information

In addition to removing public housing units through demolition activity, the CHA also demolishes non-dwelling structures from sites in order to move forward with its redevelopment plans. The table below lists the two non-dwelling structures that the CHA anticipates demolishing in FY2009.

Non-Dwelling Property to Be Removed Through Demolition Activity in FY2009		
Development	Address	Description
ABLA Homes	1254 South Loomis Street	Swimming Pool
Washington Park Homes	4444 South Cottage Grove Place	Management Office

Planned Disposition Activity

The CHA conducts property disposition activities each year in order to make space for and fund revitalization activities. Property disposition may include land exchanges, conveying title to land, creation of ground leases for residential and/or retail purposes, and street dedications. The chart below represents the developments at which the CHA anticipates conducting property disposition activity in FY2009.

Property to Be Removed Through Potential Disposition Activity in FY2009					
Development	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition
ABLA Homes	Taylor Street	Washburne Avenue	Racine Avenue	Loomis Street	Ground lease or possible title to land
ABLA Homes	Roosevelt Road	Washburne Avenue	Racine Avenue	Throop Street	Ground lease or possible title to land
ABLA Homes	Taylor Street	Grenshaw Street	Racine Avenue	Lytle Street	Ground lease or possible title to land
ABLA Homes	Roosevelt Road	15th Street	Blue Island	Ashland Avenue	Ground lease or possible title to land
ABLA Homes	Roosevelt Road	15th Street	Blue Island	Ashland Avenue	Ground lease or possible title to land
Frances Cabrini Extension North	Division Street	Oak Street	Hudson Street	Larrabee Street	Ground lease
Governor Henry Horner Homes	Lake Street	Washington Boulevard	Wood Street	Wolcott Avenue	99-year ground lease
Governor Henry Horner Homes	Lake Street	Washington Boulevard	Wolcott Avenue	Damen Avenue	99-year ground lease
Lakefront Replacement Housing	East 41st Place	East 42nd Place	Metra Railway	South Lake Park 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	Vincennes Avenue	99-year Ground lease or possible title to land
Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes	East 37th Street	East 37th Place	Vincennes Avenue	Rhodes Avenue	99-year Ground lease or possible title to land
Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes	East 37th Street	East 37th Place	Vincennes Avenue	Rhodes Avenue	99-year Ground lease or possible title to land
Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes	East 37th Street	East 37th Place	Vincennes Avenue	Rhodes Avenue	99-year Ground lease or possible title to land
Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes	Browning Avenue	East 37th Street	Vincennes Avenue	Rhodes Avenue	99-year Ground lease or possible title to land
Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes	East 37th Street	Pershing Road	Vincennes Avenue	Rhodes Avenue	99-year Ground lease or possible title to land
Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes	East 38th Street	East 37th Place	Cottage Grove Place	Langley Avenue	99-year Ground lease or possible title to land
Robert Taylor Homes	43rd Street	45th Street	State Street	West of Federal Street to train embankment	Ground lease
Rockwell Gardens	Monroe Street	Adams Street	Western Avenue	Grant School Campus	Ground lease or possible title to land
Washington Park Homes	44th Street	45th Street	Cottage Grove Place	Evans Avenue	Ground lease
William Green Homes	Clybourn Avenue	Division Street	Larrabee Street	Halsted Street	Ground lease



SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

CHAPTER 2: ANTICIPATED LEASE UP ACTIVITY

Section II: Housing Stock Information

Chapter 2: Anticipated Lease Up Activity

Throughout FY2009, the CHA will continue to increase the availability of decent, safe, and affordable housing by: leveraging private and public funds; leasing rehabilitated and redeveloped public housing properties as new units come online; and expanding marketing strategies for both CHA public housing stock and the Housing Choice Voucher Program. Each of these activities will better assist the CHA in furthering MTW Statutory Objective I of increasing housing choices for low-income families by connecting more people to affordable housing. The CHA will also be able to reduce costs and achieve greater cost effectiveness in federal expenditures, as outlined in MTW Statutory Objective III, through the generation of additional rental income as units are leased.

The target occupancy rate for the CHA's public housing program is 98%. If occupancy levels fall below 98% the CHA will implement leasing incentives to increase occupancy. Leasing incentives that may be used during FY2009 include, but are not limited to: first month free rent, gift cards, as well as gift certificates. The CHA will also continue to use a host of marketing and community outreach strategies to notify both current CHA residents and the public about available leasing opportunities. Through the use of leasing incentives, multi-media campaigns, and open houses, the CHA anticipates achieving occupancy greater than FY2008 levels. (Refer to Section IV: Proposed MTW Activities - Chapter 1: Authorizations Related to Public Housing Only, Activity 5 and Section V: Ongoing Activities - Chapter 2: Authorizations Related to Public Housing Only, Activity 14 for more information on leasing incentives for CHA housing.)

The CHA conducts a variety of activities to lease its public housing units each year. During FY2009, the CHA will continue to facilitate lease up activity through the management and maintenance of CHA wait lists. Examples of lease up activities conducted by the CHA include, but are not limited to the following:

- Provide property managers with applicant names for screening in order to be considered for a unit offer;
- Ensure property managers adhere to regulations, as well as CHA policies and procedures, when conducting outreach and/or making unit offers to applicants;
- Approve applicants for move-in to a CHA unit by wait list ranking order, once a property manager has demonstrated completion and documentation of the required outreach activities to all the applicants that were provided by the CHA, and the outcomes of the outreach and screening activities;
- Remove applicants from the wait list when they are: housed, unresponsive to outreach efforts, or fail screening in accordance with CHA policies and procedures; and
- Enter new applications into the CHA housing management system.

Section II: Housing Stock Information

Chapter 2: Anticipated Lease Up Activity

By the end of FY2008, the CHA anticipates that 878 public housing units will be delivered, with an additional 870 public housing units delivered during FY2009. The CHA plans to lease approximately 1,713 of these units next year. This number will be impacted by both the number of units delivered during the fourth quarter of FY2009 and the number of units vacated and taken off-line to allow property managers an opportunity to conduct routine maintenance between the occupancy of different residents within a unit.

Through numerous leasing activities, the CHA will sustain efforts focused on leasing senior designated housing units in FY2009. As stated in the FY2005 Senior Designated Housing Plan (SDHP), these efforts will concentrate on leasing senior designated housing units to residents age 62 and older. During FY2009, the CHA will allow residents ages 60 and 61 to apply for housing at its senior designated housing properties, and as a result, be placed on one of the Senior Site-Based Wait Lists until they turn age 62 and are eligible for residency in a senior designated housing unit. By implementing this practice along with both a marketing campaign and lease incentive programs, such as rent credits, the CHA plans to increase senior designated housing lease up in FY2009, while decreasing unit turnaround time. (Refer to Section IV: Proposed MTW Activities - Chapter 1: Authorizations Related to Public Housing Only, Activity 5 and Section V: Ongoing Activities - Chapter 2: Authorizations Related to Public Housing Only, Activity 14 for more information on CHA public housing marketing campaigns.)

Housing opportunities for low-income Chicagoans are also made available through the CHA's HCV Program. The target occupancy rate for the HCV Program is 98%. In FY2009, the CHA will allocate 34,490 vouchers for leasing. The CHA does not foresee any challenges leasing these tenant or project-based vouchers during the year. (Refer to Section V: Ongoing MTW Activities - Chapter 3: Authorizations Related to the Housing Choice Voucher Program Only for more information on the CHA's HCV Program.)



SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

CHAPTER 3: WAIT LISTS

Section II: General Housing Authority Operating Information

Chapter 3: Wait Lists

As the CHA progresses towards the goal of revitalizing 25,000 units under the Plan for Transformation, more revitalized units are becoming available to house low-income families. This increase in available public housing has made it possible for the CHA to lease units to applicants from CHA wait lists which include: Community-Wide, Senior Site-Based, Community-Area, Housing Choice Voucher, and Project-Based Voucher. During FY2009 the CHA will screen applicants from wait lists in the most efficient and timely manner, keep wait list information accurate and up-to-date, and accept new applications for various wait lists.

The CHA plans to update its Community-Wide Wait List throughout FY2009. Wait lists need to be updated in order to ensure that both applicants' current contact information is accurate and that applicants are still interested in receiving a housing offer. After the update process occurs for any particular wait list, the CHA will purge the wait list to remove obsolete information. The CHA will remove inaccurate applicant data, whether it is in the form of duplicate entries, or incorrect applicant contact information. Updating a wait list can also lead to applicant removal from the wait list if the applicant has been housed, is nonresponsive to outreach efforts, or fails to meet the screening criteria in accordance with the CHA policies and procedures. If an applicant is removed from the wait list for being nonresponsive, he or she may ask to be reinstated by providing proof (if available) of their original response or demonstrate his/her inability to respond when the efforts were conducted.

COMMUNITY-WIDE WAIT LIST

The CHA Community-Wide Wait List, also known as the Traditional Public Housing Family Wait List, has been closed since FY2001. The CHA will conduct preparation in anticipation of opening the Community-Wide Wait List in FY2009. The following chart further details planned FY2009 Community-Wide Wait List activity.

Planned FY2009 Community-Wide Wait List Activity	
Anticipated Number of Applicants to be Added to the Wait List	10,000
Anticipated Number of Applicants to be Pulled for Screening	Between 2,000 and 3,000
Anticipated Number of Applicants to be Removed/Purged from the Wait List	Between 2,000 and 3,000
Planned FY2009 Wait List Update	No
Last Wait List Update	FY2008 (Planned)

Section II: General Housing Authority Operating Information
Chapter 3: Wait Lists

COMMUNITY-AREA WAIT LISTS

Community-Area Wait Lists are for applicants who are interested in being housed in CHA's scattered site housing units set aside for low-income residents who already reside in neighborhoods where these units are located. The CHA has a community-area wait list for each of the 77 community areas in Chicago. Throughout FY2009, the CHA will continue to lease scattered site units, in accordance with the Gautreaux Judgment, which requires a mix of families from the Community-Wide Wait List as well as the Community-Area Wait Lists. Periodically, the CHA must open a Community-Area Wait List in order to maintain a list of applicants interested in leasing a unit in a particular community area. Various community areas in Chicago will have significant leasing activities during different times throughout FY2009, and their corresponding wait list will be opened, as needed. Community-Area Wait Lists will not be updated during FY2009. As these site-based wait lists open, new applicants are added. The following table contains additional information regarding planned FY2009 Community-Area Wait List activity.

Planned FY2009 Community-Area Wait Lists Activity	
Anticipated Number of Applicants to be Added to the Wait Lists	Between 1,000 to 2,000
Anticipated Number of Applicants to be Pulled for Screening	Between 4,000 and 5,000
Anticipated Number of Applicants to be Removed/Purged from the Wait Lists	Between 4,000 and 5,000
Planned FY2009 Wait List Update	No
Last Wait List Update	FY2005

SENIOR SITE-BASED WAIT LISTS

Throughout FY2009, all Senior Site-Based Wait Lists will be open to applicants age 60 and over. The CHA will continue to accept applications for each senior designated housing property and will open the wait list for Britton Budd Apartments, which will be ready for leasing once unit rehabilitation is complete in FY2009. Senior applicants will be required to select one site preference during the application process, as opposed to the three site selections allowed before the implementation of the FY2007 Admissions and Continued Occupancy Policy (ACOP) in FY2008. Both existing and new applicants to the Senior Site-Based Wait Lists will be advised of the policy change and asked to choose one senior designated development or first available unit. The following table details planned FY2009 Senior Site-Based Wait List Activity.

Section II: General Housing Authority Operating Information
Chapter 3: Wait Lists

Planned FY2009 Senior Site-Based Wait Lists Activity	
Anticipated Number of Applicants to be Added to the Wait Lists	Between 3,000 to 4,000
Anticipated Number of Applicants to be Pulled for Screening	Between 4,000 and 5,000
Anticipated Number of Applicants to be Removed/Purged from the Wait List	Between 4,000 and 5,000
Planned FY2009 Wait List Update	Yes
Last Wait List Update	FY2008

HOUSING CHOICE VOUCHER WAIT LIST

In FY2008, the Housing Choice Voucher (HCV) Wait List was opened to the public for the first time since FY1999. The CHA strives to maintain a 98% lease up rate in its HCV Program. To achieve this goal it was necessary to open the wait list in FY2008 and increase the pool of applicants eligible to receive HCVs. As a result of the high response from the public, 40,000 applicants were added to the HCV Wait List. Due to the large number of applicants added to the HCV Wait List, it will be closed to new applicants in FY2009. The following table describes planned FY2009 HCV Wait List activity.

Planned FY2009 Housing Choice Voucher Wait List Activity	
Anticipated Number of Applicants to be Added to the Wait List	None
Anticipated Number of Applicants to be Pulled for Screening	Approximately 3,000
Anticipated Number of Applicants to be Removed/Purged from the Wait List	None
Planned FY2009 Wait List Update	No
Last Wait List Update	FY2008

Project-Based Vouchers (PBV) are assigned to specific units within buildings and are not portable when the tenant moves out. PBV units are offered initially to applicants from the HCV Wait List who indicated on their application an interest in participating in the PBV Program. Applicants on the developer’s site-based wait list will also have an opportunity to qualify for these units.



SECTION III: LONG TERM MTW PLAN

SECTION III: LONG-TERM MTW PLAN

The CHA created its long-term vision for changing the face of public housing in Chicago and becoming a model for revitalizing dilapidated housing into vibrant new communities when it joined the MTW Demonstration Program in FY2000 and put into gear the Plan for Transformation (Plan). With nine years of successes and lessons learned under its belt, the CHA looks to the next ten years in the MTW Demonstration Program: to complete the Plan, become a premiere asset-based management company, maintain capital assets, continue to provide access to tools that assist both public housing residents and Housing Choice Voucher (HCV) Program participants in becoming economically and socially self-sufficient, and maximize its fiscal responsibility. The CHA will continue to use the flexibility provided by the MTW Demonstration Program, its experience over the past nine years, and its established partnerships with for-profit and non-profit organizations and agencies at the local, state, and federal level to accomplish its goals. Throughout the implementation of the Plan and over the next ten years, the CHA will remain committed to pursuing the three statutory objectives of the MTW Demonstration Program.

MTW Statutory Objective I:

Increase Housing Choices for Low-Income Families

- The CHA will complete the redevelopment and/or rehabilitation of 25,000 public housing units by the end of the Plan for Transformation in FY2015.
- As of December 31, 2007, the CHA had delivered 16,172 public housing units, which is 64.7% of the 25,000 unit goal.
- In order to reach the target unit delivery goal by FY2015, the CHA has created a comprehensive unit delivery schedule, which can be found at the end of this section.

MTW 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

- The CHA's long-term vision is that through supportive services and workforce development opportunities, public housing residents and HCV Program participants will assume personal responsibility for the economic well-being of themselves and their families.
- Both HCV Program participants and public housing residents can access their program-specific Family Self-Sufficiency (FSS) Program to assist in achieving and maintaining financial independence. While the Public Housing FSS Program is relatively new and growing, the HCV FSS Program has become well established over the past ten years and will continue to assist at least 1,500 participants each year in becoming financially and socially independent. (Refer to Section: V, Chapter: 1 for more information on the Public Housing FSS Program.)

SECTION III: LONG-TERM MTW PLAN

- The Resident Services Division will continue to serve as the arm of the CHA that supports residents on the road to becoming both self-sufficient and economically independent, contributing members of their communities.
- Through the implementation of the CHA Work Requirement, the CHA expects that all non-exempt adult authorized members of a public housing unit will actively engage in direct efforts that lead to employment.
- The CHA envisions that teens and young adults will engage in educational and recreational activities during out-of school time, which will put them on the path to high school graduation, post-secondary education, and future employment.
- The CHA strives to provide an environment where seniors can live out their golden years in safe, decent, and affordable housing surrounded by their peers. The CHA also aims to provide seniors the support needed to both live independently and within their economic means.
- The CHA plans to explore the potential for developing a supportive living and/or assisted living facility for those senior residents who require a level of care on an on-going basis in order to maintain their ability to live independently. Supportive living and/or assisted living is a successful, cost-effective combination of affordable housing with services that assist seniors to live more stable, productive lives. The CHA will conduct feasibility and market studies of existing senior designated housing properties to determine the potential for conversion to a supportive living and/or assisted living facility.
- Home ownership is a significant goal for many low-income families. The CHA anticipates that through its award winning Choose To Own Home Ownership Program, both families and individuals will continue to realize this dream and join the 250 families who have already met their home ownership goal through the support and assistance of the Program.

MTW Statutory Objective III:

Reduce Costs and Achieve Greater Cost Effectiveness in Federal Expenditures

- Through the Plan and its participation in the MTW Demonstration Program, the CHA looks to change the traditional views of public housing and restore the public's confidence in the operation and viability of public housing across the Chicagoland area.
- To evolve and maintain its status as an effective asset management company, the CHA will invest more effort in making sure all of its properties are kept in top physical shape. Activities the CHA plans to enhance over the course of its participation in the MTW Demonstration Program include: reducing costs, generating revenue, maintaining property values, improving the reporting infrastructure, augmenting resources, increasing occupancy and reducing vacancies at its revitalized properties, and increasing rent collection.
- The CHA understands that to complete the Plan by FY2015, be an effective asset manager, and provide adequate self-sufficiency tools, it must continue to manage its financial resources efficiently throughout its participation in the MTW Demonstration Program and beyond.

SECTION III: LONG-TERM MTW PLAN

- Over the course of the next ten years, the CHA foresees reductions in funding received from HUD and will continue to plan accordingly, as well as seek out alternative financial resources as necessary to meet its MTW goals.
- In the next five to ten years, the CHA envisions becoming a more cost effective organization. The CHA will use tools such as an operating and capital model to forecast anticipated revenue and expenditure activity, as well as implement financial controls in order to maximize the use of funding and comply with acceptable accounting practices.
- CHA staff is able to make recommendations on how to reduce costs both by evaluating contracts based on desired outcomes through weighing their cost/benefit to the CHA and by monitoring spending trends.
- The CHA anticipates that the conversion to the new Asset Management Model will continue to identify ways at the AMP level to further reduce costs and remain a cost effective housing authority.
- The CHA will continue to use its funding flexibility provided by the MTW Amended and Restated Agreement to fund social service and workforce development programming that provide residents with opportunities to become self-sufficient.

SECTION III: LONG-TERM MTW PLAN

Category	Development Name	Unit Completion Schedule											Total Units by the End of Plan for Transformation				
		Occupancy 10/1/99		Public Housing Unit Completion Schedule							Actual Units Delivered through FY2007						
		Existing Units	Occupied Units	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015						
	Family Housing Redevelopment/Rehabilitation - Mixed-Income/Mixed-Finance																
	Family Housing Redevelopment - Mixed-Income/Mixed-Finance																
1	ABLA Homes	3,235	1,079	454	120	0	8	81	145	138	383	1,467					
1	Frances Cabrini Extension North	926	152	298	63	36	47	141	84	31	0	700					
5B	William Green Homes/1230 N. Burling	1,102	656	0	0	0	0	0	50	100	50	300					
5B	Frances Cabrini Extension South	597	474	0	0	0	0	0	0	100	100	200					
1	Governor Henry Horner Homes	1,743	682	686	58	32	14	34	0	0	0	824					
1	Lakefront Replacement Housing	0	0	216	13	0	15	16	16	0	165	441					
4	Lathrop Homes	925	747	0	0	0	0	0	100	100	100	400					
4	Lewdale Complex	187	1	0	0	0	0	59	0	0	41	100					
4	LeClare Courts Extension	300	270	0	0	0	0	0	75	75	75	300					
5B	Rockwell Gardens	1,136	439	77	0	0	20	47	0	47	45	264					
5B	Stateway Gardens	1,644	689	49	25	0	53	32	76	75	54	439					
1 & 5B	Robert Taylor Homes	3,784	1,559	193	32	20	30	84	54	108	183	851					
1	Macdon Park/da B. Wells Homes and Extension/Clerence Darrow Homes	2,891	1,426	126	33	67	33	108	7	177	176	900					
1 & 5B	Washington Park Homes	679	342	52	0	0	0	35	35	35	0	192					
	Family Housing Rehabilitation - Mixed-Income																
1	Hilliard Towers Apartments*	710	307	305	0	0	0	0	0	0	0	305					
-	Fountainview	0	0	0	14	0	0	0	0	0	0	14					
	TOTAL: Family Housing Redevelopment/Rehabilitation - Mixed-Income	19,859	8,823	2,456	358	155	220	637	642	855	1,058	7,697					
	Senior Designated Housing Rehabilitation																
2	Phases I-IV	9,480	8,044	8,798	0	0	0	0	0	0	0	8,798					
2	Phase V: Larrabee	-	-	0	83	0	0	0	0	0	0	83					
2	Phase VI: Flannery	-	-	100	25	0	0	0	0	0	0	125					
2	Phase VI: Britton Budd**	-	-	0	0	172	0	0	0	0	0	172					
2	Phase VII: Pomeroy, Kenmore	-	-	0	0	0	0	55	201	0	0	256					
	TOTAL: Senior Housing Rehabilitation	9,480	8,044	8,898	108	172	0	55	201	0	0	9,434					
	Scattered Site Housing Rehabilitation																
3	Scattered Sites North Central, Northeast, Southeast, Southwest, and West	2,922	2,400	2,525	0	0	0	0	0	0	0	2,525					
4	Cabrini-Lincoln	18	18	18	0	0	0	0	0	0	0	18					
	TOTAL: Scattered Site Housing Rehabilitation	2,940	2,418	2,543	0	2,543											
	Family Housing Rehabilitation																
5A	Algeid Gardens and Phillip Murray Homes	1,998	1,713	701	90	204	200	203	200	200	0	1,998					
4	Bridgport Homes	155	136	92	19	0	0	0	0	0	0	111					
5A	Dearborn Homes	800	603	78	124	120	120	120	98	0	0	660					
4	Frances Cabrini Rowhouses	586	466	0	100	100	100	100	86	0	0	586					
4	Lake Parc Place	300	235	300	0	0	0	0	0	0	0	300					
4	Lewdale Gardens	128	120	47	15	63	0	0	0	0	0	125					
4	Lowden Homes	128	115	127	0	0	0	0	0	0	0	127					
5A	Trumbull Park Homes	486	382	434	64	56	57	0	0	0	0	434					
4	Washington Park Low-Rises	488	226	153	64	56	57	0	0	0	0	330					
4	Wentworth Gardens	422	386	343	0	0	0	0	0	0	0	343					
	TOTAL: Family Housing Rehabilitation	5,491	4,382	2,275	412	543	477	423	398	266	200	5,014					
	To be Rehabilitated or Redeveloped																
5A	Harold Ickes Homes	1,006	823	0	0	0	0	104	0	104	0	312					
	TOTAL: To be Rehabilitated or Redeveloped																
	GRAND TOTALS																
	TOTAL NUMBER OF PUBLIC HOUSING UNITS			16,172	878	870	697	1,219	1,241	1,245	1,258	1,420	25,000				
	CUMULATIVE TOTAL NUMBER OF PUBLIC HOUSING UNITS			16,172	17,050	17,920	18,617	19,836	21,077	22,322	23,580	25,000	25,000				
	PERCENTAGE OF 25,000			64.7%	68.2%	71.7%	74.5%	79.3%	84.3%	89.3%	94.3%	100.0%	100%				

* Breakdown of the number of family and senior designated housing units at Hilliard Tower Apartments is detailed on page 23.
 ** Britton Budd is managed within the CHAs mixed-income/mixed-finance portfolio.



SECTION IV: PROPOSED MTW ACTIVITIES

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Activity P1: CHA Work Requirement Changes

A. Description of the Proposed MTW Activity

In FY2009, the CHA anticipates clarifying and expanding the definition of Safe Harbor as it relates to the CHA Work Requirement, contained within the CHA's FY2007 Admissions and Continued Occupancy Policy (ACOP) to include victims of domestic violence, sexual violence, dating violence, or stalking. As part of the CHA Work Requirement, the CHA created a Safe Harbor Clause and a list of exemptions with the understanding that not all residents find themselves in circumstances in which employment is feasible. The expansion of the definition of Safe Harbor will afford individuals who are victims of the aforementioned violence, a temporary reprieve from having to comply with the CHA Work Requirement, in order to better their domestic circumstances. By expanding the definition of Safe Harbor in the CHA Work Requirement, the CHA is maintaining compliance with the Violence Against Women Act (VAWA), which was initially established in 1994 and reauthorized in 2005. The CHA will also consider making a change as to how residents can fulfill the CHA Work Requirement.

The current policy also states that volunteer or community service opportunities can be used to satisfy the requirement provided that the volunteer or community service is verified and constitutes no more than 50% of the required hours for the first two years of compliance. The CHA anticipates changing the CHA Work Requirement located within the FY2007 ACOP to extend the length of time a resident may use volunteer and community service hours to comply with the CHA Work Requirement from two to three years.

B. How the Proposed MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

This activity is related to MTW Statutory Objective II: Give incentives to families with children where the head of the household is working, seeking work, or is preparing to work by participating in job training, educational programs, or programs that assist people to obtain employment. The anticipated impact is that victims of domestic violence, sexual violence, dating violence, or stalking will have an opportunity to focus on improving their domestic circumstances prior to complying with the CHA Work Requirement. The CHA also anticipates that by extending the timeframe volunteer and community service hours may be used to fulfill the CHA Work Requirement, more families will be able to comply, and therefore move closer to self-sufficiency.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity is the current policies as stated in the FY2007 ACOP. First, the Safe Harbor Clause states that to qualify for Safe Harbor, the resident must fall within one of the following categories:

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waiting for approval or an appeal of an application for SSI/SSDI; temporary medical condition; separation from employment (within the last 60 calendar days); participating in an active Department of Children and Family Services (DCFS) plan to reunify their family where participation is time consuming; caregiver for a victim of violence, including but not limited to domestic violence, sexual violence, dating violence, and stalking; and unsuccessful efforts to find adequate child care to allow the resident and/or adult authorized member to work. Second, residents and adult authorized members of the household may meet the work requirement through volunteer or community service. These opportunities are allowable, provided that the volunteer or community service is verified and constitutes no more than 50% of the required hours for the first two years of compliance.

The benchmark is that the FY2007 ACOP will be amended in FY2009 to (1) include victims of domestic violence, sexual violence, dating violence or stalking (VAWA protected class) as eligible for Safe Harbor and (2) to extend the timeframe that volunteer and community service hours can be used to comply with the CHA Work Requirement from two to three years. The new policies will be released for a 30-day public comment period, during which a public comment hearing will be held and the public will be invited to comment on the changes to the FY2007 ACOP. After public comments are considered, the policy will be presented to the CHA Board of Commissioners (Board) for approval and subsequent implementation. Another benchmark is that the CHA Residential Lease be revised to include a certification from residents affirming their receipt of the updated Domestic Violence Information Sheet, which will include the expanded definition of Safe Harbor.

The data collection process for this activity will be notification that residents are advised of the opportunity to obtain Safe Harbor from the CHA Work Requirement when or if they fall into the VAWA protected class. At both the Lease signing and time of renewal, each resident will be provided with a Domestic Violence Information Sheet, which details how a resident may become eligible for Safe Harbor consideration. Furthermore, each resident's file will be updated to note residents' receipt of the Domestic Violence Information Sheet. The CHA will track the number of residents who have received notice of the protections afforded under VAWA, as outlined on the Domestic Violence Information Sheet and use this information to measure the CHA's progress in meeting and/or exceeding the established benchmark.

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D. Authorization to Conduct the Proposed MTW Activity

The proposed MTW activity is authorized in Attachment D, Paragraph 21 of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 8 and 9 of the 1937 Housing Act, as necessary to implement the CHA's FY2009 MTW Annual Plan.

Activity P2: Leasing of Vacant Land

A. Description of the Proposed MTW Activity

In FY2009, the CHA will investigate leasing vacant land with the purpose of providing services, programs, and other capital improvements aimed at benefiting public housing residents. Leasing vacant land will have the potential to ignite both community growth and activity, while also increasing revenue for the CHA, and providing additional locations where residents may participate in self-sufficiency activities. By leasing vacant land with the purpose of providing services, programs, and other capital improvements, this activity will bring methods of self-sufficiency closer to residents than ever before. To create an effective model, the CHA will develop a process that will include an application that entities must complete when interested in leasing non-dwelling space from the CHA.

B. How the Proposed MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

This activity is related to MTW Statutory Objective III: Reduce cost and achieve greater cost effectiveness in federal expenditures. The anticipated impact is that through the leasing of vacant land, the CHA will generate additional funding for services, programs, and capital improvements, while simultaneously reducing the need for additional federal dollars.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity is zero. The benchmark for this activity will be the number of lease agreements entered into for vacant land. Another benchmark will be the amount of capital acquired from entering into the lease agreement. The CHA will maintain records of all lease agreements, which will be the data collection process. The metrics used will be the number of finalized lease agreements, as well as the total capital acquired through entering into the lease agreements.

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D. Authorization to Conduct the Proposed MTW Activity

The proposed MTW activity is authorized in Attachment C, Section C (15) of the CHA's Amended and Restated Agreement, which waives provisions of Section 9 of the 1937 Housing Act and 24 C.F.R 990 Subpart B, as necessary to implement the CHA's FY2009 MTW Annual Plan.

Activity P3: Office of the Ombudsman

A. Description of the Proposed MTW Activity

The CHA executed the Amended and Restated MTW Agreement (MTW Agreement) in June 2008. As part of the MTW Agreement, the CHA is required to appoint an Ombudsman who will serve as a liaison between CHA public housing residents living in mixed-income/mixed-finance communities and the CHA. The Office of the Ombudsman will be available a minimum of 20 hours per week and will be charged with addressing the unique needs of these residents. Furthermore, the Office of the Ombudsman will host at least two meetings on or near each mixed-income/mixed-finance site with residents living in mixed-income/mixed-finance communities in FY2009 and each year thereafter. The meetings will provide residents living in mixed-income/mixed-finance communities a platform to have the concerns heard, as well as a forum to learn about the multitude of offerings each mixed-income/mixed-finance community provides.

B. How the Proposed MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

The creation of an Office of the Ombudsman relates to MTW Statutory Objective III: Reduce cost and achieve greater cost effectiveness in federal expenditures. With the Office of the Ombudsman being designated to exclusively manage the concerns of CHA public housing residents living in mixed-income/mixed-finance communities, staff that previously was delegated issues affecting this population of residents will be able to allocate their time to different projects. The anticipated impact is that with fewer instances of multiple staff addressing the same concern, staff can involve themselves in an expanded range of projects, and as a result, both staff time and federal dollars will be put to a more effective use.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline is that the CHA will create the Office of the Ombudsman during FY2008. The benchmark is that the Ombudsman will conduct semi-annual resident meetings per site for mixed-income/mixed-finance residents in FY2009 and beyond. The Office of the Ombudsman will notify residents of the semi-annual meetings at least 30 days prior to the meeting date, via a written notice. Resident's issues will be collected using a variety of means including, but not limited to: call-ins, walk-ins, on-site visits, as well as through the

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administration of semi-annual resident meetings. Additionally, at each resident meeting, notes will be taken by the Resident Ombudsman, which will serve to capture all issues discussed. The written notes will then be submitted to the Central Advisory Council (CAC), CHA Board Chairperson, and CHA CEO/President and placed on the CHA website within two weeks of the meeting. The CHA will track electronically all resident issues collected from each of the methods named above. The database will assist the CHA in monitoring timely resolutions and determine both outstanding concerns and frequently asked questions. The metric for the Office of the Ombudsman is to provide written responses to each issue raised during the residential meeting, within 30 calendar days of producing the meeting notes.

D. Authorization to Conduct the Proposed MTW Activity

The proposed MTW activity is authorized in Attachment D, Paragraph 19 of the CHA's Amended and Restated MTW Agreement, which waives provisions of 24 C.F.R. 964 as necessary to implement the CHA's FY2009 MTW Annual Plan.

Activity P4: Acquisition of Mixed-Income/Mixed-Finance Units from Private Developers in FY2009

A. Description of the Proposed MTW Activity

One strategy employed by the CHA to accomplish its goal of delivering 25,000 public housing units located within the same communities in which former public housing developments were located, is to acquire units from private developers who are building new housing within these neighborhoods. In FY2009, the CHA plans to search out opportunities to acquire mixed-income/mixed-finance units from private developers. One way the CHA learns about available units is when private developers reach out to the CHA to offer such units. The CHA anticipates receiving development proposals during FY2009 from the CHA's Housing for Chicagoans Everywhere (HCE) Program. The HCE Program allows private developers to propose that the CHA participate in the development of or acquire public housing units in existing or future private residential developments. Under the HCE Program, both the CHA and The Habitat Company (Habitat) accept development proposals from private developers, which meet established development guidelines and are in the best interest of the CHA.

B. How the Proposed MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective

The acquisition of mixed-income/mixed-finance units from private developers is related to MTW Statutory Objective I: Increase housing choices for low-income families. The anticipated impact is that additional

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mixed-income/mixed-finance units will be available to CHA residents in a variety of neighborhoods, across Chicago.

C. Baseline, Benchmarks, Data Collection, and Metrics

As of December 31, 2007, the CHA had acquired 139 mixed-income/mixed-finance public housing units from private developers, which constitutes the baseline. All proposals received in FY2009 that meet the CHA's housing needs will be reviewed. The benchmark for this activity is that the CHA anticipates acquiring up to 40 additional units from private developers through FY2009. The CHA will maintain records of all units acquired, which represents the data collection process. The metric used is the number of units produced through real estate transaction closings for acquisitions.

D. Authorization to Conduct the Proposed MTW Activity

The proposed MTW activity is authorized in Attachment C, Section C(13) of the CHA's Amended and Restated MTW Agreement, which waives provisions of 24 C.F.R. 941.401, as necessary to implement the CHA's FY2009 MTW Annual Plan.

Activity P5: Lease Up Marketing Strategy for Rehabilitated Family Housing Properties

A. Description of the Proposed MTW Activity

In FY2009, the CHA will embark upon a lease up strategy and marketing campaign that will focus on decreasing the vacancy rate at CHA family rehabilitation housing properties. The goal of this marketing strategy will be to increase the lease up rate by three percent. The campaign will emphasize the quality and craftsmanship of the new units, as well as amenities offered in the surrounding community. As part of the lease up strategy, the CHA will utilize incentives, such as first month free rent and gift cards, to entice families to lease units in rehabilitated family housing properties.

B. How the Proposed MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

The lease up marketing strategy for rehabilitated family housing properties is related to MTW Statutory Objective I: Increase housing choices for low-income families. The anticipated impact is that the CHA will minimize vacancies and reach target lease up rates, because the CHA will make low-income families aware of its available quality and affordable housing.

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C. Baseline, Benchmarks, Data Collection, and Metrics

Currently, the CHA does not have a lease up marketing strategy for rehabilitated family housing properties; therefore, the baseline is zero. The benchmark will be to create a marketing strategy and increase leasing by three percent. Data will be collected via the housing management system. The CHA will track the number of units in rehabilitated family housing properties leased annually as well as the number of residents that renew their leases at rehabilitated family properties.

D. Authorization to Conduct the Proposed MTW Activity

The proposed MTW activity is authorized in Attachment C, Section C(6) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Section 3(a)(2) and 3(a)(3)(A) of the 1937 Housing Act and 24 C.F.R. 960 Subpart B, as necessary to implement the CHA's FY2009 MTW Annual Plan.

Activity P6: Foreclosure Investment Project

A. Description of the Proposed MTW Activity

Currently, there is a significant number of CHA families on the Housing Offer Process (HOP) list that require four-bedroom units or larger in order to house their family. The CHA will conduct a system update, which may reduce the number of families requiring these units. However, the CHA foresees that a substantial number of families that meet this requirement will remain on the HOP list. Therefore, the CHA must develop an alternate housing strategy to accommodate this need. Although the CHA is rehabilitating some larger units, as well as constructing new units in mixed-income/mixed-finance developments, there are not enough of these larger units available due to the costs associated with building and the limited land availability to construct units of that size.

Over the past year, thousands of homes have foreclosed due to the struggling real estate market. Many of these foreclosed homes are standing vacant, which may negatively impact community safety and property values. The CHA's Foreclosure Investment Project envisions converting these homes into part of our housing stock through acquisition, rehabilitation, and then leasing activities. The CHA plans to work with various City of Chicago Departments, community groups, and foundations who share an interest in preserving affordable housing in order to create a plan for acquiring foreclosed properties for public housing residents.

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B. How the Proposed MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

The Foreclosure Investment Project relates to Statutory Objective I: Increase housing choices for low-income families, by making available larger homes to bigger families. The anticipated impact of this activity is that through the acquisition of foreclosed homes, the CHA will be able to rehabilitate additional units for public housing residents.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity is zero since the CHA is still in the planning stages for the Foreclosure Investment Project. The benchmark for this activity is that the CHA anticipates acquiring 50 foreclosed units in FY2009. All data pertaining to records of property acquisition will be collected and stored in the housing management system, which will be the data collection process. The metrics for this activity is the number of units acquired through the Foreclosure Investment Project.

D. Authorization to Conduct the Proposed MTW Activity

The Proposed MTW activity is authorized in Attachment C, Section B(1)(b) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 8 and 9 of the 1937 Housing Act and 24 C.F.R. 982, and 990, as necessary to implement the CHA's MTW Annual Plan.

Activity P7: Utility Assistance Programs

A. Description of the Proposed MTW Activity

The CHA plans to continue assisting public housing residents or lease compliant 10/1/99 Residents with a Right of Return with their efforts to be on time with their utility payments. The CHA will maintain the Restart program, which provides matching funds for participants with large debts, who meet all of the program's requirements. Furthermore, the CHA intends to repeat the "All Clear" Program, in partnership with ComEd, in order to assist with electricity bills. The CHA will also work on creating similar partnerships to assist with other utility payments.

B. How the Proposed MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

The Utility Assistance Programs relate to Statutory Objective I: Increase housing choices for low-income families, because by participating in the Program(s) residents are able to allocate more money to cover their

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housing costs. With an increase in funds available to cover housing costs, residents can expand the options for housing from which they are choosing. The anticipated impact of this activity is that the utility assistance program will assist low-income families with their utility payments so that they can afford to remain in their units.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity is the two programs that the CHA has created the Restart and the All Clear Program, which assists families with their utility payments. The benchmark for this activity is that the CHA plans to develop and implement an additional utility assistance program in FY2009. Data will be collected through a data sharing agreement with the utility company partners, wherein the CHA will match the payment with the resident's data. The metrics for this activity are the number of active utility assistance programs as well as the number of resident utility bills with which the CHA will provide financial assistance.

D. Authorization to Conduct the Proposed MTW Activity

The Proposed MTW activity is authorized in Attachment C, Section B(1)(b) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 8 and 9 of the 1937 Housing Act and 24 C.F.R. 982, and 990, as necessary to implement the CHA's MTW Annual Plan.



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CHAPTER 2: AUTHORIZATIONS RELATED TO THE HOUSING CHOICE VOUCHER PROGRAM ONLY

Section IV: Proposed MTW Activities

Chapter 2: Authorizations Related to the Housing Choice Voucher Program Only

Activity P8: Implementation of a Triennial Re-examination of HCV Program Participants

A. Description of the Proposed MTW Activity

Currently, the CHA conducts biennial re-examinations of HCV Program participants to review their eligibility for continued participation in the HCV Program. Through a pilot program, the CHA plans to explore the feasibility of implementing triennial re-examinations for both elderly and disabled HCV Program participants. In FY2009, an interdepartmental team will analyze the potential impact of the pilot on elderly and disabled HCV Program participants to determine any potential negative impact triennial re-examinations would have on either operations or the participants. Consideration will be given to increasing family contributions based on the percentage increase in Social Security and Supplemental Security Income (SSI) benefits to mitigate the impact of reducing the frequency of re-examinations. After careful analysis, the CHA anticipates that if the CHA determines that the pilot program is feasible, the CHA will rewrite applicable policies and procedures to reflect the new practice. The CHA will also begin to analyze whether triennial re-examinations of all HCV Program participants would benefit the CHA's operations.

B. How the Proposed MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

The implementation of a triennial re-examination program relates to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness. The anticipated impact is that the pilot program will reduce administrative costs because the human capital required to conduct re-examinations every two years will only be expended once every three years. Staff can focus on other projects given that they will devote less time to conduct re-examinations of elderly and disabled HCV Program participants.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline is the CHA's current policy of conducting biennial re-examinations of family circumstances, income, assets, expenses, and family composition. The benchmark is that in FY2009, the CHA HCV Program will study the feasibility of pilot triennial re-examinations for both elderly and disabled HCV Program participants. Also, when necessary; new policies and procedures for triennial re-examinations for elderly and disabled HCV Program participants will be created if the CHA adopts the practice of triennial re-examinations. Lastly, by the end of FY2009, the pilot program will be launched to the identified sample population.

To collect data, the CHA will survey staff and HCV Program participants to determine the efficacy of triennial re-examinations. The CHA will track the number of elderly and disabled HCV Program participants affected by the change in re-examination frequency.

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Chapter 2: Authorizations Related to the Housing Choice Voucher Program Only

D. Authorization to Conduct the Proposed MTW Activity

The proposed MTW activity is authorized in Attachment C, Section D(1)(c) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Section 8(o)(5) of the 1937 Housing Act and 24 C.F.R. 982.516 as necessary to implement the CHA's FY2009 MTW Annual Plan.

Activity P9: Adopt a New Policy to Establish Payment Standards, Rents, Subsidy Levels, and Tenant Rent

A. Description of the Proposed MTW Activity

The CHA plans to explore and may change the method used to calculate the amount a HCV Program participant pays for both rent and utilities in an effort to simplify the process and minimize the potential for errors. Consideration will be given to alternatives such as simplifying the use of utility allowances, establishment of flat subsidy amounts by bedroom size, or the use of a percent of gross income rather than adjusted income. In addition, the CHA will consider raising the minimum rent to \$75 for all HCV Program participants.

Simplifying the formula for calculating the amount a HCV Program participant pays for rent and utilities will reduce potential risks of income calculation errors made by staff and the resulting underpayment or overpayment of housing assistance funds.

B. How the Proposed MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

The Proposed Activity relates to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures. Different models or scenarios will be used to identify the anticipated impact of the proposed changes for simplifying the method for calculating a participant's share of the rent and utilities, also called "rent simplification," resulting in administrative cost savings as it will take time less time to calculate rents and reduce opportunities for calculation errors.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity is CHA's current policy and procedures for calculating the amount a participant pays for rent and utilities. The benchmark will be to study the feasibility of various rent simplification models.

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Chapter 2: Authorizations Related to the Housing Choice Voucher Program Only

CHA will analyze such approaches as simplifying the use of utility allowances, a flat subsidy approach, and percent of gross income approach for providing assistance to HCV Program participants during FY2009. On the basis of this evaluation, CHA would consider implementing changes during either FY2009 or FY2010. In addition, the CHA would complete all the necessary revisions to its Administrative Plan policies.

Data will be collected by obtaining information from HUD's Public Housing Information Center (PIC) in order to analyze the different options for calculating the amount a HCV Program participant pays for rent and utilities and will use this data to assess the impact on HCV Program participants. The CHA will also compare the amounts determined under the current policies with the amounts resulting from various rent simplification models to assure that HCV Program participants are not adversely impacted by the changes. The metric will be to track the time and steps required by staff to calculate the amount paid for rent and utilities under the current and proposed rent simplification models.

D. Authorization to Conduct the Proposed MTW Activity

The proposed MTW activity is authorized in Attachment C, Section D(2)(a) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Housing Act and 24 C.F.R. 982.508, 982.503 and 982.518 as necessary to implement the CHA's FY2009 MTW Annual Plan.



SECTION V: ONGOING MTW ACTIVITIES

CHAPTER 1: AUTHORIZATIONS RELATED TO BOTH PUBLIC HOUSING AND THE HOUSING CHOICE VOUCHER PROGRAM

Section V: Ongoing MTW Activities

Chapter 1: Authorizations Related to Both Public Housing and the Housing Choice Voucher Program

Activity 01: Meeting Current Income Targeting Requirements

A. Description of the Ongoing MTW Activity

Under the CHA's MTW Agreement, the CHA agreed that at least 75% of the new families assisted by the Housing Choice Voucher (HCV) Program and at least 40% of the new families under the public housing program will be "very low-income" families. Very low-income signifies that at admission the family has an annual income below 50% of the area median income, adjusted by family size, as determined by HUD. The CHA will continue to comply with this requirement in FY2009.

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

The ongoing activity is related to MTW Statutory Objective I: Increase housing choices for low-income families. The anticipated impact is that this activity allows the CHA to offer low-income families an expansive number of affordable places to live through both the CHA's public housing and HCV Programs.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity at the beginning of CHA's participation in the MTW Program was that 40% of new families admitted to the public housing program would be "very low-income" and 75% of the new families assisted by the HCV Program would be "very low-income", based on HUD standards. The benchmark is to comply with the 40% and 75% "very low-income" threshold requirements, previously agreed on between the CHA and HUD. The data collection process for this activity involves collecting applicant income information via the application process, which will then be input into the housing management system. The metrics for this activity will be to compare the number of families, within each income tier that are added to both the public housing and HCV Programs in FY2009, to those added to each program in FY2008.

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW activity is authorized in Attachment D, Paragraph 15 of the CHA's Amended and Restated MTW Agreement, which waives provisions of Section 16(b) of the 1937 Housing Act and 24 CFR 982.201(b)(2)(i), as necessary to implement the CHA's FY2009 MTW Annual Plan.

Section V: Ongoing MTW Activities

Chapter 1: Authorizations Related to Both Public Housing and the Housing Choice Voucher Program

Activity 02: Use of Single Fund Budget with Full Flexibility

A. Description of the Ongoing MTW Activity

The Single Fund Budget with full flexibility (block grant funding) will allow the CHA to continue with both the redevelopment and rehabilitation activities fueling the Plan for Transformation. A Single Fund Budget also enables the CHA to achieve flexibility in the design and administration of housing assistance to eligible families. The following activities are examples of ways in which the CHA will utilize the Single Fund Budget:

- To provide operating assistance to housing previously developed or newly acquired;
- To support employment-related services or other case management activities, such as housing counseling in connection with rental or home ownership assistance;
- To ensure that safety, security, and law enforcement activities are in place to protect public housing residents from crime; and
- To preserve current public housing units and/or to develop or acquire new units.

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

The ongoing MTW Activity relates to MTW Statutory Objective III: Reduce cost and achieve greater cost effectiveness in federal expenditures, by enabling the CHA to allocate available funds toward an expanding category of uses. The anticipated impact is that through the use of the Single Fund Budget the CHA will be able to utilize its financial resources more effectively, and funding for different programs and activities will be aligned more accurately based on local needs.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity is the comprehensive list of all the activities that the CHA will subsidize with the use of the Single Fund Budget. The benchmark for this activity will be a list of activities that succeed, because of the greater financial flexibility. The data collection process will be through the various financial reports and the annual audit. The metrics for this activity will be the different categories that utilize the Single Fund Budget.

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW activity is authorized in the CHA's Amended and Restated MTW Agreement Attachment C, Section B(1)(a), which waives provisions of Section 8 and 9 of the 1937 Housing Act and 24 C.F.R. 982 and 990, as necessary to implement the CHA's FY2009 MTW Annual Plan.

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Chapter 1: Authorizations Related to Both Public Housing and the Housing Choice Voucher Program

Activity 03: New/Upcoming Non-Profit and For-Profit Partnerships

A. Description of the Proposed MTW Activity

The CHA partners with non-profit and for-profit entities, including social service providers, City of Chicago departments, sister agencies, corporations, social service agencies, religious organizations, colleges and universities, mixed-income/mixed-finance development partners, third-party property management companies, as well as affiliates of the CHA (CHA Partners), to implement and develop initiatives that are encompassed in the Plan for Transformation and the CHA's long-term vision for the direction of its MTW Demonstration Program participation. In FY2009, the CHA will forge new partnerships with non-profit and for-profit entities to further implement the Plan.

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective

The CHA's proposed activity to forge partnerships with non-profit and for-profit entities relates to the CHA's MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participation in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient. The anticipated impact of the CHA's partnerships with non-profit and for-profit entities is that greater resources will be directed towards assisting CHA residents transition to self-sufficiency.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity is that the CHA has over 160 partnerships with non-profit entities and for-profit entities, including corporations, educational institutions and community and faith-based organizations. The benchmark for this activity is for the CHA to establish new partnerships with entities in at least three of the following areas: non-profit organizations, corporations, educational institutions, and/or community and faith-based organizations. The data collection process is for the CHA Resident Services Department to create and keep an up-to-date list of partnerships and partner-sponsored activities. The metrics are the number of partnerships created in FY2009.

D. Authorization to Conduct the Proposed MTW Activity

The proposed MTW activity is authorized in Attachment C, Section B(2) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 13 and 35 of the 1937 Housing Act and 24 C.F.R. 941 Subpart F, as necessary to implement the CHA's FY2009 MTW Annual Plan.

Section V: Ongoing MTW Activities

Chapter 1: Authorizations Related to Both Public Housing and the Housing Choice Voucher Program

Activity 04: Current Public Housing FSS Program

A. Description of the Ongoing MTW Activity

The CHA Public Housing Family Self-Sufficiency (FSS) Program, created in FY2006, is a five-year program that equips participants with skills to achieve a self-sufficient lifestyle. Program participants strive towards financial independence by seeking continued education, employment, and knowledge on how to advance in their careers. In FY2009, the CHA will again contract with an external entity to coordinate its Public Housing FSS Program, in accordance with HUD FSS guidelines, as well as to increase resident participation in self-sufficiency activities. The CHA is always looking for new funding opportunities in order to increase the capacity of its FSS Program. If private funding is secured, the CHA will be able to increase the number of slots within the FSS Program.

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

The CHA's Public Housing FSS Program relates to MTW Statutory Objective II: 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. The Public Housing FSS Program creates incentives for residents to set individual self-sufficiency goals, and work to gain skills and knowledge on how to increase their income. As residents increase their income, their rent will increase accordingly. As further incentive to increase their income, a formula is applied to calculate the difference between the residents' base rent and increased rent. The net difference will be set aside in an escrow account for their later use, once the FSS Program participant has completed all the program requirements. The anticipated impact is that through participation in the Public Housing FSS Program, an increased number of residents will obtain employment or advance in their careers in anticipation of gaining access to the funds that were directed into their individual escrow account, upon graduation from the Public Housing FSS Program.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity is that the CHA had 70 residents enrolled in the Public Housing FSS Program as of June 30, 2008. The benchmark is for the CHA to increase the number of residents enrolled in the Public Housing FSS Program by 105 residents to meet its projected goal of 175 residents, in FY2009. The data collection process is to track the number of Public Housing FSS Program participants enrolled, as well as the dollar amount of each participant's individual escrow accounts. The metrics are both the number of Public Housing FSS Program participants employed and an increase in the total dollar amount of the escrow

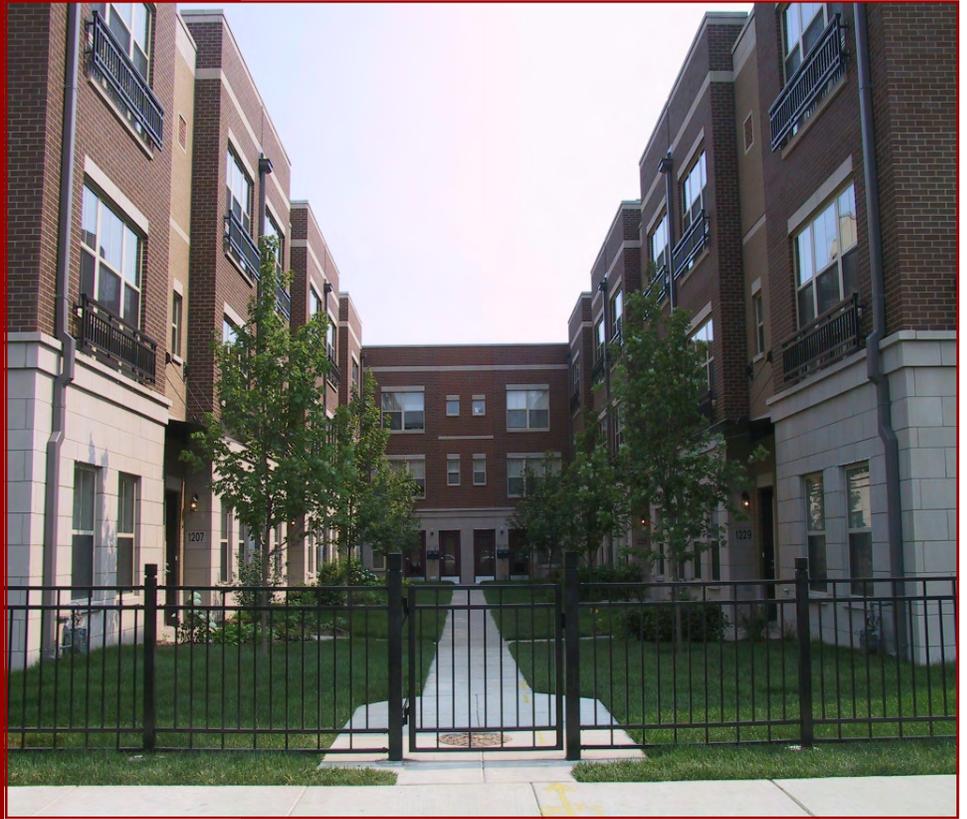
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accounts. An increase in resident employment, and an increase of the total dollar amount of participants' escrow accounts, will reflect the CHA's effectiveness in creating incentives for residents to obtain employment through the Public Housing FSS Program.

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing activity is authorized in Attachment C, Section E of the CHA's Amended and Restated MTW Agreement, which waives provisions of Section 23 of the 1937 Housing Act and 24 C.F.R. 984, as necessary to implement the CHA's FY2009 MTW Annual Plan.



SECTION V: ONGOING MTW ACTIVITIES

CHAPTER 2: AUTHORIZATIONS RELATED TO PUBLIC HOUSING ONLY

SECTION V: ONGOING MTW ACTIVITIES

Chapter 2: Authorizations Related to Public Housing Only

Activity 05: Development of Mid-Rise Buildings in Upcoming Phases of Redevelopment

A. Description of the Ongoing MTW Activity

Through the redevelopment of public housing properties under the Plan for Transformation, the CHA constructs a variety of different building structures to provide homes for public housing residents in new mixed-income/mixed-finance communities. Due to reduced land availability in central locations, developers need to build diverse building types in order to provide housing that is both aesthetically pleasing and located within vibrant communities. In FY2009, the CHA plans to continue working with developers to construct mid-rise buildings as part of the following phases of redevelopment:

- Lake Park Crescent Phase II Rental
- Oakwood Shores Phase 2B One Rental
- Oakwood Shores Mercy Phase 2B Rental
- Park Boulevard Phase 2A Rental
- Parkside of Old Town Phase IIA Rental
- Roosevelt Square Phase 2 For-Sale

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

This development of mid-rise buildings in upcoming phases of redevelopment is related to MTW Statutory Objective I: Increase housing choices for low-income families. The anticipated impact is that by building mid-rise buildings in mixed-income/mixed-finance communities, the developers can create and offer the CHA more public housing units within each phase. As a result, the CHA will have more housing options available to offer low-income families.

C. Baseline, Benchmarks, Data Collection, and Metrics

The established baseline for this activity is the number of developed mid-rise buildings in mixed-income/mixed-finance communities across the CHA's housing stock as of December 31, 2007. One benchmark is the CHA and the developers will complete and execute all the documentation needed to close and begin construction on the mid-rise buildings at the above listed mixed-income/mixed-finance communities, during FY2009. Another benchmark is public housing units will be delivered upon construction completion of the proposed mid-rise buildings in the above listed phases of development. Data will be collected by maintaining records of all mid-rise buildings in upcoming phases of redevelopment in the housing management system and the Office of Development Management database. The metrics for this activity is that the CHA, in conjunction with the working groups, will determine how many mid-rises will be developed in each phase of redevelopment and how many public housing units will be delivered in each building.

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Chapter 2: Authorizations Related to Public Housing Only

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW activity is authorized in Attachment D, Paragraph 22 of the CHA's Amended and Restated Agreement, which waives provisions of Sections 8 and 9 of the 1937 Housing Act, as necessary to implement the CHA's FY2009 MTW Annual Plan.

Activity 06: Commercial Business Ventures with Mixed-Income/Mixed-Finance Developers to Promote Mixed-Use Properties

A. Description of the Ongoing MTW Activity

As part of the redevelopment process and creation of mixed-income/mixed-finance communities, the CHA intends to pursue a financial structure that allows revenue generation from mixed-use developments and/or provide land for commercial use. The CHA plans to conduct a real estate transaction closing for one retail development in FY2009 at Roosevelt Square, the on-site replacement of ABLA. The development of this new commercial business impacts the revitalization of the neighborhood. Through this redevelopment strategy, additional retail developments may be constructed at other mixed-income/mixed-finance developments, which will contribute to the desirability of the community, as well as facilitate further growth.

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

This ongoing activity is related to MTW Statutory Objective III: Reducing costs and achieving greater cost effectiveness in federal expenditures. The anticipated impact is that the CHA will be more cost effective because the generation of revenue through the business venture or disposition of land will permit the CHA to allocate capital funds to other CHA projects. Moreover, the capital attained through the transaction will allow the CHA to use these funds on developing additional public housing units, in accordance with the Plan for Transformation.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity is the number of business ventures or commercial property dispositions that the CHA has already entered into with mixed-income/mixed-finance developers. The benchmark for this activity is that the CHA will close the commercial property transaction for the retail development in the former ABLA community. The CHA plans to complete all legal documentation needed in order to close on the retail development by the end of FY2009. The data collection process for this activity is that the CHA will keep track of all real estate transaction closings completed by keeping closing documentation on file. The metrics used will be that 100% of all closing documents will be executed for the retail closing in FY2009. The CHA

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will also track how the attained capital funds from these commercial business ventures are spent on the revitalization of additional public housing units.

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW activity is authorized in Attachment C, Section C (14) of the CHA's Amended and Restated MTW Agreement, which waives provisions of 24. C.F.R. 941 Subpart F, as necessary to implement the CHA's FY2009 Annual MTW Plan.

Activity 07: Revitalization of 25,000 Public Housing Units

A. Description of the Ongoing MTW Activity

The CHA will continue to pursue the goal of revitalizing 25,000 public housing units by the end of the Plan for Transformation through redevelopment or rehabilitation activities. When the CHA began the Plan for Transformation, public housing was concentrated in dilapidated buildings. The CHA made a commitment to both Chicago and HUD that it would revitalize public housing and provide clean, safe, and affordable housing to low-income individuals and families. Through each passing year, the CHA comes a step closer to meeting its 25,000 unit revitalization goal.

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

The revitalization of 25,000 public housing units is related to the MTW Statutory Objective I: Increase housing choices for low-income families. The anticipated impact is that by revitalizing 25,000 public housing units, the CHA will bring safe, decent, and affordable housing back into the CHA's housing stock. As a result, the CHA will provide more affordable housing in a variety of Chicago neighborhoods to low-income families, as redeveloped and rehabilitated units become available to lease.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline is that the CHA committed to redevelop and/or rehabilitate 25,000 units of public housing when the CHA joined the MTW Demonstration Program. The benchmark for this activity is that in FY2009, the CHA will deliver 870 public housing units, bringing the total number of revitalized public housing units delivered to 17,920, which represents 71.7% of the 25,000 unit goal. The data collection process is that the CHA will track the number of revitalized units delivered based on the number of City of Chicago's certificates of occupancy received and Habitat's Notices of Acceptance issued. Unit delivery of rehabilitated

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units is tracked through deliverables provided by the architect of record, as well as documentation of code compliance. The metric is the number of units delivered each year.

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW activity is authorized in Attachment D, Paragraph 1 of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 8 and 9 of the 1937 Housing Act, as necessary to implement the CHA's FY2009 MTW Annual Plan.

Activity 08: Use of Streamlined Process for Demolition, Disposition, and Demolition/Disposition Applications

A. Description of the Ongoing MTW Activity

The HUD streamlined processing instructions for disposition, demolition, and disposition/demolition applications reduces both the necessary documentation and steps for mixed-income/mixed-finance redevelopment and rehabilitation activity. The CHA has used a streamlined process for several years. In FY2009, the CHA will continue to use the HUD's "Streamlined Processing Instructions for Disposition, Demolition, and Disposition/Demolition Applications from MTW Agencies" on all new phases of mixed-income/mixed-finance communities, which currently do not have disposition approvals.

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

The use of HUD's "Streamlined Processing Instructions for Disposition, Demolition, and Disposition/Demolition Applications from MTW Agencies" relates to the MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures. The anticipated impact of this ongoing activity is that in FY2009, the CHA will save both time and money by continuing to use the simplified streamlined application process.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity is that the CHA follows HUD's "Streamlined Processing Instructions for Disposition, Demolition, and Disposition/Demolition Applications from MTW Agencies." There are several benchmarks that the CHA will utilize, which include: submitting demolition and/or disposition applications using the HUD streamlined application for each new phase of mixed-income/mixed-finance communities, which have not been approved; and entering demolition and dispositions into the HUD Web Access Security Subsystem (WASS) as necessary, which allows HUD to access the application information instantaneously.

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Data will be collected for the CHA to ensure that staff used HUD's streamlined application process when submitting applications for disposition or demolition. As a metric, the CHA will estimate the administrative costs savings resulting from using HUD's "Streamlined Processing Instructions for Disposition, Demolition, and Disposition/Demolition Applications from MTW Agencies."

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing activity is authorized in Attachment C, Section C (8) of the CHA's Amended and Restated MTW Agreement.

Activity 09: Current Support to Families in the Process of Being Relocated

A. Description of the Ongoing MTW Activity

The CHA provides a variety of support options to families in the process of being relocated from buildings undergoing rehabilitation or redevelopment and into revitalized public housing through the Plan for Transformation. In accordance with the Relocation Rights Contract, the CHA will continue to make move-related payments and provide relocation notices to families impacted by building closure or consolidation as a result of the Plan for Transformation during FY2009 (Refer to Section II, for more information on planned building closure in FY2009). Additionally, residents may obtain pre-move counseling, HCV mobility counseling, post-move counseling, unit tours, and assistance accessing services. Service offerings that will be provided in FY2009 include, but are not limited to: employment counseling and educational activities, workshops on the benefits of relocating to low-poverty and opportunity areas, and occupancy guidelines that determine the bedroom size for which a family qualifies.

The CHA also intends to make available Good Neighbor Training/Family Obligation Workshops for CHA families to provide additional support to families in the process of being relocated from traditional public housing in FY2009. However, before the trainings/workshops can be administered the CHA must complete a competitive procurement process to select a vendor(s).

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

The activity of providing support to families in the process of being relocated relates to MTW Statutory Objective I: Increase housing choices for low-income families. This relationship will be increasingly evident as more public housing residents impacted by building closure or consolidation under the Plan become

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aware of the variety of relocation options available to them. The more housing choices individuals and families become aware of, the greater amount of housing options they have to choose from. For example, the CHA anticipates that families impacted by building closure or consolidation under the Plan, who choose to relocate to the private market utilizing a HCV, will receive mobility counseling on topics including, but not limited to: home management skills, community building, and financial awareness. These sessions will be conducted to promote each relocating resident's understanding of their housing choices by educating them on the community resources available in each residential area that has lease up opportunities in Chicago and showing them housing units in locations of their choosing.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity will be for the CHA to continue to provide residents with pre-move counseling, HCV mobility counseling, post-move counseling, move-related payments, and relocation notices. As stated above, the CHA will issue a Request for Proposal in order to select a vendor(s), through a competitive bid process, to provide relocation services and Good Neighbor Training/Family Obligation Workshops throughout the year.

The benchmarks for this activity are three-fold. First, the CHA looks to have 90% of the families impacted by building closure or consolidation, who choose to relocate to the private market utilizing a HCV, receive mobility counseling. Second, the CHA expects that 100% of the families impacted by building closure or consolidation will receive relocation notices in accordance with the Relocation Rights Contract. Lastly, it is anticipated that 100% of families interested in Good Neighbor Training/Family Obligations Workshops will receive training and education on topics effecting self-sufficiency.

In order to track the CHA's progress in maintaining baselines, meeting benchmarks, and achieving the applicable MTW Statutory Objective, the CHA will collect data on all relocation notices, which will be documented in the Resident Management Tracking Systems (RMTS) using the housing management system. Furthermore, all mobility counseling efforts, community searches, and unit tours will be documented in the CHA Service Provider Database. The CHA will evaluate its effectiveness through resident satisfaction surveys and close monitoring of the workshops/trainings.

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW activity is authorized in Attachment C, Section B(1)(b)(iii) and Attachment D, Paragraph 12 of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 8 and 9 of the

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1937 Housing Act and 24 C.F.R. 982 and 990, as necessary to implement the CHA's FY2009 MTW Annual Plan.

Activity O10: Current Case Management and Workforce Development Activities

A. Description of the Ongoing MTW Activity

The CHA continues to respond to the needs of public housing residents by providing them with innovative programs and engaging activities, in which participants can acquire the tools to become both socially and economically self-sufficient. Through a series of contracts and intergovernmental agreements, the CHA provides both case management and workforce development services to public housing residents. In FY2009, the CHA will connect residents to self-sufficiency opportunities, including education and job training, in an effort to advance their quality of life and increase the housing options available to those residing in CHA public housing communities.

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

Through this ongoing MTW activity, the CHA meets both MTW Statutory Objective I: Increasing housing choices for low income families, and MTW Statutory Objective II: 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. Through maintenance and expansion of the CHA's current case management and workforce development programs, residents will be further prepared to move toward and meet their employment goals. The anticipated impact is that individuals who are employment bound have a priority to lease up at CHA mixed-income/mixed-finance communities, since the majority of developments have site-specific work requirements for admission. As residents transition into the workforce, greater housing opportunities will come within their reach.

C. Baseline, Benchmarks, Data Collection, and Metrics

In ensuring that a baseline level of activity is maintained in both case management and workforce development programming, the CHA will continue to connect at minimum the same level of residents currently engaged in services and employed through job training and career development opportunities to services.

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In order to achieve both MTW Statutory Objectives I and II, the CHA has set a benchmark for FY2009 to increase both the percentage of public housing residents employed and/or moving toward employment, as well as to increase the number of 10/1/99 residents who have satisfied their right of return. The Housing Offer Process (HOP) will again be used to collect data, as well as serve as a metric in tracking the CHA's progress in meeting these objectives.

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW activity is authorized in Attachment C, Section B(1)(b)(iii) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 8 and 9 of the 1937 Housing Act and 24 C.F.R. 982 and 990, as necessary to implement the CHA's FY2009 MTW Annual Plan.

Activity 011: Non-Residential Use of Units and Spaces

A. Description of the Ongoing MTW Activity

In FY2009, the CHA will continue to sell or lease non-residential space to service providers that aim to assist public housing residents. The CHA will implement its Non-Residential Premises Use and Lease Policy (Non-Residential Policy), which explains how the CHA may designate non-residential units and/or properties for property management purposes, resident services, social services, charitable purposes, and public safety activities. Non-residential units and/or properties may also be used for the support of economic self-sufficiency and anti-drug activities. For example, there are approximately 260 non-residential units that are currently leased to FamilyWorks providers, summer food programs, management offices, tenant patrol offices, daycare centers, Local Advisory Council offices, maintenance shops, security units, storage units, senior rooms for social programming, clinics/healthcare facilities, laundry facilities, compactor/chute rooms, model units, employee units, and a library.

The Non-Residential Policy sets forth the mechanism used to evaluate service providers' requests for use of non-residential space as well as a process to determine the amount of rent to be charged for the applicable non-residential space. The Non-Residential Policy states that service providers must promote one or more of the following outcomes for CHA residents: increased household income, increased family and health stability, more housing choices for families, and/or increased community involvement. The CHA will continue to utilize non-residential units and spaces to benefit public housing residents throughout the city. By selling and leasing non-residential space throughout the city, resident access to important services will increase.

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B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

This activity is related to MTW Statutory Objective II: Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient. The anticipated impact is that the implementation of the Non-Residential policy will continue to increase the number of locations of service providers. As a result, the non-residential leased units will establish an environment in which CHA residents are encouraged to take advantage of self-sufficiency services and can receive these services with ease. For example, the availability of daycare centers will afford residents the opportunity to seek work that they may not have previously been able to as a result of their responsibilities as parents. The CHA will continue to lease non-residential units in order to promote economic self-sufficiency among CHA residents.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity is the number of non-residential spaces that service providers are utilizing during FY2008. The benchmark for this activity is that the CHA will continue to enforce the Non-Residential Policy. Another benchmark will be the increase in the number of non-residential spaces that service providers are utilizing to provide self-sufficiency services to public housing residents during FY2009. The data collection process will employ service provider management software, which can be used to track the number of non-residential spaces being utilized by service providers. The CHA will also document that service providers who lease non-residential space meet the requirements of the Non-Residential Policy. The metrics for this activity will be the increased number of service providers leasing non-residential spaces in order to provide services to residents, when comparing FY2009 to FY2008 year end totals.

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW Activity is authorized in Attachment C, Section C(15) of the CHA's Amended and Restated MTW Agreement, which waives provisions of 24 C.F.R. 941 Subpart F, as necessary to implement the CHA's FY2009 MTW Annual Plan.

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Activity O12: Seventy-Five Dollar Minimum Rent Implementation

A. Description of the Ongoing MTW Activity

The CHA will increase the minimum rent from \$50 to \$75. Before deciding to implement this increase, the CHA conducted research on the effects the increase would directly have on residents. Increasing the minimum rent would provide additional income and would be utilized to assist with the revitalization of CHA's public housing units outlined in this, and other CHA MTW Annual Plans. The implementation of the \$75 minimum rent will commence in the fall of FY2008, upon resident annual re-examination.

The CHA will continue to offer residents not able to pay the minimum rent a hardship exemption, provided a resident is able to document their financial hardship, which prevents them from paying the entire \$75 minimum rent. Through this exemption, families demonstrating an inability to pay the minimum rent will be relieved of paying the full \$75 for 90 days; however, the families will still be required to pay either 30% of their adjusted monthly income or ten percent of their gross monthly income, when that amount is less than the \$75 minimum rent. At the end of the 90 days, the CHA will evaluate the resident's financial standing and make a determination as to whether the exemption period necessitates an extension.

B. How the Proposed MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

This activity is related to MTW Statutory Objective III: Reduce cost and achieve greater cost effectiveness. The anticipated impact is that by increasing minimum rent by \$25 the CHA will increase rent collection by over \$650,000 annually, which will subsequently increase cost effectiveness and allow for further progression with Plan for Transformation.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity will be the average number of residents paying the \$50 minimum rent from January 2007 to December 2007. The benchmark for this activity will be that there will be a less than a four percent difference between the average number of residents paying the \$75 minimum rent from January 2009 to December 2009, when compared to the average number of residents paying minimum rent from January 2007 to December 2007. The data collection process for this activity will be to track the number of residents paying minimum rent through the housing management system.

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D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW Activity is authorized in Attachment C, Section C(11) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 3(a)(2), 3(a)(3)(A) and 6(1) of the 1937 Housing Act of 24 CFR 5.603, 5.611, 5.625, 5.632, 5.634 and 960, 255 and 966 subpart A, as necessary to implement the CHA's FY2009 MTW Annual Plan.

Activity O13: CHA Work Requirement Implementation

A. Description of the Ongoing MTW Activity

After implementing the CHA Work Requirement, which is set forth in the FY2007 Admissions and Continued Occupancy Policy (ACOP), every adult authorized member of a public housing unit, age 18 up to age 62, is required to be employed 15 hours a week on a regular basis for the first year and a half upon implementation and for 20 hours a week from then on unless the resident or authorized adult member of the household is exempt or granted Safe Harbor. Any member of the resident's household, who is 17 years of age and not attending school full-time, will be required to comply with the CHA Work Requirement. Residents and adult authorized members of the household may also meet the work requirement through any combination of employment, attendance at an accredited school, institution, training program, job readiness, GED or literacy program, internship, or work experience opportunity. Volunteer or community service opportunities are also allowable provided that the volunteer or community service is verified and constitutes no more than 50% of the required hours for the first two years of compliance. The CHA Work Requirement is described in the CHA's FY2007 ACOP, which was passed by the CHA Board in December 2007.

The CHA understands it may be difficult for some residents to fulfill the requirements outlined in the CHA Work Requirement. Under the CHA Work Requirement policy, a resident may be eligible for an exemption, which they receive at annual re-examination, or a resident may be approved for Safe Harbor, in which case the resident has 90 days to become compliant with the Work Requirement. Property managers re-examine a resident's Safe Harbor status every 90 days to determine continued eligibility. If a resident is denied Safe Harbor, the resident has the right to grieve the CHA's decision through the grievance process outlined in the CHA's Resident's Grievance Procedure.

The CHA Work Requirement will also apply to new applicants in FY2009. In order for an applicant to be placed on a CHA wait list for potential public housing, they must meet, or anticipate meeting the standards set forth in the CHA Work Requirement.

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B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

The activity is related to MTW Statutory Objective II: Give 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. The anticipated impact is that the CHA Work Requirement will motivate residents as well as applicants, to embark upon their individual journey towards self-sufficiency. In addition, the requirement was designed to allow residents to choose various methods of fulfilling the CHA Work Requirement, and moving towards self-sufficiency. The CHA Work Requirement promotes not only employment, but also education, job training, and community service.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity will be zero. Never before has the CHA required public housing residents to be employed and disclose information about their employment, job training, volunteer, or school activities as a requirement for continued occupancy. Full benchmarks for this activity will be developed during the 2008 and 2009 fiscal years; however, the CHA anticipates an increase in the number of eligible CHA residents in compliance with the CHA Work Requirement from January 2009 through December 2009. The data collection process for this activity will be information collected during re-examinations and entered into the CHA's housing management system and client management tracking system. The metrics for this activity will also be developed during the 2008 and 2009 fiscal years.

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW Activity is authorized in Attachment D, Paragraph 21 of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 8 and 9 of the 1937 Housing Act, as necessary to implement the CHA's FY2009 MTW Annual Plan.

Activity 014: Leasing Incentives/Lease Up Marketing Strategy for Senior Designated Housing Properties

A. Description of the Ongoing MTW Activity

During FY2009, the CHA will continue to develop and implement leasing incentives and lease up marketing strategies for hard to lease public housing and senior designated housing properties. The CHA will accomplish this MTW activity by:

- Offering free first month's rent and gift cards to new residents at selected sites;
- Creating press releases and promotional brochures;

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- Hosting promotional events at senior designated housing properties, such as open houses;
- Holding press conferences;
- Attending editorial board meetings;
- Developing focus groups; and
- Conducting press tours.

The CHA will also continue to broadcast the cable show (“A Better Place”) and radio show (“CHA Chat”). Media campaigns are anticipated to run from four to 12 weeks in FY2009. The campaigns will emphasize CHA’s pledge of providing safe, sanitary, affordable public housing to seniors. Incentives will be put in place at senior designated housing properties where the occupancy levels are below 98%.

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

This activity is related to MTW Statutory Objective I: Increase housing choices for low-income families and MTW Statutory Objective III: Reduce cost and achieve greater cost effectiveness in federal expenditures. The anticipated impact is that by putting incentives and marketing strategies into place, the CHA will make seniors in Chicago aware of the increased housing opportunities at rehabilitated senior designated housing properties. In addition, by using incentives the CHA will lease up vacant units and be more cost effective since subsidizing a low-income senior in an occupied unit is a better use of federal funds than maintaining a vacant unit.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity will be the current occupancy rate at each CHA development. A second baseline will be the list of leasing incentive strategies. The benchmark for this activity will be the percentage increase in lease up rates at each development, as well as any additional marketing campaigns or initiatives created to further increase occupancy levels. The data collection process for this activity is the occupancy rate which is derived from the demographic reports generated by the housing management system. The metrics for this activity is the number of units leased in FY2009.

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW activity is authorized in the CHA’s Amended and Restated MTW Agreement Attachment C, Section C(6), which waives provisions of Section 3(a)(2) and 3(a)(3)(A) of the 1937 Housing Act and 24 C.F.R. 960 Subpart B, as necessary to implement the CHA’s FY2009 MTW Annual Plan.

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Activity 015: Establishment of a Reasonable Cost Formula and Methodologies for FY2009

A. Description of the Ongoing MTW Activity

The CHA will establish FY2009 reasonable cost limitations for rehabilitation activities that will replace HUD's current Total Development Cost (TDC) limits. The CHA will utilize these limitations, during FY2009. The reasonable cost formula, created in FY2008, consists of a database which converts the CHA's historical construction costs and market conditions into a table of limitations by unit bedroom size and building structure type (e.g. rowhouse, walk up, or elevator building). In FY2009, the CHA will also update the database established in FY2008, by populating it with additional market data, based upon the latest construction procurements and/or escalating it based upon the latest market conditions in Chicago.

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

This activity is related to MTW Statutory Objective I: Increase housing choices for low-income families. The implementation of the reasonable cost formula and establishment of reasonable cost limitations for rehabilitation in FY2009 will allow rehabilitation activity to move forward in alignment with the established construction schedule(s) and assist the CHA in meeting its unit delivery goals. By meeting unit delivery goals, the CHA is furthering the Plan for Transformation and its current mission of revitalizing 25,000 units of public housing. Through the use of the reasonable cost formula, cost over runs resulting from construction delays will be minimized. This will better enable the CHA to increase housing choices for low-income families by developing housing more expeditiously, in support of MTW Statutory Objective I.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline is the reasonable cost limitations established by the CHA and approved by HUD in FY2008. The limitations will be updated in FY2009 by re-populating the reasonable cost formulas with the up-to-date data. Data will be extracted either from the latest construction bid for rehabilitation activity or through an escalation of the current market conditions, which would be determined by conducting market research of escalation factors in industry publications and/or forecasts.

Reasonable Cost Formula

$$C_c = \left(\frac{C_d \cdot S_f}{D_n} \right)$$

C_c = cost per dwelling unit, division level, dollars

C_d = division level cost, development, dollars

S_f = square foot of dwelling unit, ratio

D_n = dwelling units, per bed size, quantity

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Implementation of Formula (Methodologies)

Step 1: Catalog Development Hard Costs by Bid

During this step all bids are broken down by standards of the Construction Specifications Institute (CSI) and when necessary are adjusted for base year dollars.¹ Additional scope costs will also be applied to reflect 100% gut-rehabilitation, as required. Square foot costs at this level are based upon total square footage of Living Space Area (LSA).

Step 2: Determine Ratios of Unit Types

In order to determine the ratios of unit types the CHA must: (a) find the average square footage (SF) of a given unit type; (b) find the total SF for a particular unit type, by quantity of units ; (c) find the total SF for the development sample; and (d) determine the ratio of a particular unit type.

Step 3: Extract Costs According to Unit Type

For CHA purposes, division cost per unit type, is the product of the total division level cost, of the development, for a particular bidding contractor, then multiplied by the ratio of a unit type, and divided by the quantity of unit type. This formula is applied to each bidding contractor.

Step 4: Average Costs by Unit Type

Once costs are extracted for all unit types, from all bids, according to category, they are averaged.

Step 5: Establish Dwelling Unit Costs

Dwelling unit costs includes all hard costs and are based upon average bids according to bedroom size and are detailed by division. Nonetheless, the raw costs can be analyzed individually.

Step 6: Determine Adjustment Factors

There are certain adjustment factors that are added to raw costs and those that are not included. Three adjustment factors that are included in the reasonable cost formula are: design costs, change orders, and annual construction inflation. Adjustment factors that are included are: consultant costs, miscellaneous infrastructure costs, and community beautification costs.

¹ FY2007 constitutes the base year.

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Step 7: Apply Adjustment Factors

Once all the adjustment factors have been identified, the CHA applies the factors to the formula in order to create the reasonable cost limitations for rehabilitation. (Refer to Appendix 16 for a complete listing of the CHA's Reasonable Cost Limitations for Modernization.)

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW activity is authorized in Attachment C, Section c(16) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Section 6(b) of the 1937 Housing Act and 24 C.F.R. 941.306, as necessary to implement the CHA's FY2009 MTW Annual Plan.



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Activity 016: Continued Implementation of Biennial Re-examinations for HCV Program Participants

A. Description of the Ongoing MTW Activity

The CHA will continue to conduct biennial re-examinations of family circumstances, income, assets, expenses, and family composition during FY2009. As stated in the Administrative Plan, biennial re-examinations allow eligible families who move in and begin to receive the housing subsidy in a year ending in an odd number to be re-examined in odd years. Eligible families, who move in during a year ending in an even number, are re-examined in even years.

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

Conducting biennial re-examinations relates to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures, because the activity increases administrative savings. With over 34,000 low-income families and individuals in the CHA HCV Program, conducting annual re-examinations for every participant requires a large investment of human capital. The anticipated impact of this ongoing activity is that staff will be able to shift their focus to other vital areas of the Program, such as customer service, inspections, and quality control.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline is that each fiscal year approximately half of the HCV Program participants undergo re-examination of family circumstances, income, assets, expenses, and family composition. The benchmark is that the CHA will continue to conduct approximately half of the HCV Program participants' re-examinations each fiscal year. At least 95% of participant re-examinations due in FY2009 will be completed. Data will be collected through the housing management system, which contains information related to HCV Program participants. The metrics for this activity will include the CHA tracking the number of HCV Program participants who will have their re-examinations conducted in FY2009.

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW activity is authorized in Attachment C, Section D(1)(c) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Section 8(o)(5) of the 1937 Housing Act and 24 C.F.R. 982.516, as necessary to implement the CHA's FY2009 MTW Annual Plan.

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Activity 017: Use of a Third-Party Administrator to Manage the Administration of the HCV Program

A. Description of the Ongoing MTW Activity

At HUD's direction, in FY1996, a private contractor took over the administrative responsibilities for the CHA's HCV Program. Since the CHA's entrance into the MTW Demonstration Program in FY2000, the CHA has been required to procure a third-party administrator to manage its HCV Program. In FY2009, the CHA will continue to comply with this requirement by contracting with two third-party administrators to manage the administration of the HCV Program.

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

Using a third-party administrator to manage the administration of the HCV Program relates to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures. The anticipated impact is that participants in the HCV Program will realize improved customer service, including shorter hold times, returned phone calls, and resolution of issues. Landlords will also realize quicker resolution of their issues, including inspections and reviews of request for rent increases.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline is that the CHA entered into contracts with two third-party administrators in FY2008. Each contractor is assigned a responsibility for a portion of activities required to operate the HCV Program. The benchmark is that the CHA will continue working with the two contractors and monitor their performance. The CHA will collect data and track performance of the two third-party administrators through the client management tracking system. The CHA will monitor whether the two third-party administrators meet the level of performance required to meet the benchmarks set forth in their contracts.

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW activity is authorized in Attachment D, Paragraph 9 and Attachment B, Section b(1)(b)(vi) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 8 and 9 of the 1937 Housing Act and 24 C.F.R. 982 and 990, as necessary to implement the CHA's FY2009 MTW Annual Plan.

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Activity 018: Regional Housing Initiative

A. Description of the Ongoing MTW Activity

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). The CHA has been a member of RHI since it was created in FY2002, to both address the rental housing shortage and preserve existing quality, affordable, rental housing located near jobs and public transportation. The mechanism RHI uses to achieve its goals is through awarding financial incentives, in the form of project-based vouchers (PBVs), to developers and owners of rental housing located near employment opportunities.

In FY2009, the RHI Selection Committee will release a Public Notice to solicit new proposals from developers that will provide affordable housing opportunities in areas with access to both transportation and employment. The CHA will assist selected respondents in its jurisdiction through the CHA and HUD approval processes, and will also work with city and state funding agencies, private lenders, and investors to underwrite and structure development financing. The CHA anticipates issuing 25 RHI PBVs to developers in FY2009.

Additionally, throughout FY2009 the CHA will continue to monitor construction progress, refer families from the CHA Wait List to developers leasing units, conduct Housing Quality Standard (HQS) inspections, and qualify families to lease units at three projects that were previously approved to receive RHI vouchers: Casa Morelos, Pacesetter I, and Woodstock Commons II. Casa Morelos is a new development in the Pilsen neighborhood, which will contain a total of 45 affordable rental units for families in a seven-story mid-rise. RHI will grant the developer of Casa Morelos nine PBVs. Given that Casa Morelos is located within CHA's jurisdiction, the CHA will work with the developer to market and lease these units and to access the RHI housing authorities' wait lists 60 days before construction is complete. Pacesetter I is a 130-unit development comprised of 12 rehabilitated two-story buildings and newly constructed three- and four-story mixed-use buildings. The developer of this project will be issued 26 PBVs upon completion. Because Pacesetter I is located within the jurisdiction of the Cook County Housing Authority, the CHA will provide names of families from its Wait List to the Cook County Housing Authority. Woodstock Commons II, located in McHenry County, is a new development comprised of 107 units in six three-story buildings. The developer will receive 26 PBVs. The CHA will provide the names of applicants from its Wait List to the McHenry County Housing Authority.

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B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

RHI activities relate to MTW Statutory Objective I: Increase housing choices for low-income families. The anticipated impact of RHI is that the consortium will continue to provide low-income families with a wider range of quality affordable housing options near both transportation and employment opportunities.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity is the 219 PBVs the CHA committed to the RHI PBV pool when it became part of the RHI consortium in FY2002. To date, 44 PBVs have been issued under HAP contracts to five completed projects and 28 PBVs have been issued under Agreement to enter a Housing Assistance Payment (AHAP) contracts to the three projects (Casa Morelos, Pacesetter I, and Woodstock Commons II) currently under construction. The benchmark is that in FY2009, the CHA anticipates it will issue 25 PBVs to new or existing developments that will become part of RHI during the year. Additionally, the CHA will monitor the progress made at Casa Morelos, Pacesetter I, and Woodstock Commons II through construction, as well as begin the marketing and leasing process.

To collect data on new developers and their projects looking to receive RHI PBVs, the CHA will maintain files of RFPs, Subsidy Layering Review binders, CHA Board Resolutions, Environmental Clearance letters, HUD approvals and HAP contracts. Data regarding projects that were previously awarded RHI vouchers will continue to be collected by the CHA via Certification of Inspection forms, Certificates of Occupancy, as well as marketing and leasing materials and documents. The CHA will track the number of PBVs issued under both AHAP or HAP contracts and the number of affordable housing units created near jobs and transportation corridors for low-income families.

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW activity is authorized in Attachment C, Section D(7)(a-c) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 8(o)(13)(B and D) of the 1937 Housing Act and 24 C.F.R. 982.1, 982.102, 24 C.F.R. Part 983, 24 C.F.R. 983.51, and the Site Selection Standards currently set forth in 24 C.F.R. Section 983.57, as necessary to implement the CHA's FY2009 MTW Annual Plan. Also, the ongoing activity is authorized in Attachment C, Section B(1)(b)(vi) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 8 and 9 of the 1937 Housing Act and 24 C.F.R. 982 and 990, as necessary to implement the CHA's FY2009 MTW Annual Plan.

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Activity 019: Chicago's Supportive Housing Initiative

A. Description of the Ongoing MTW Activity

The Chicago Supportive Housing Initiative (Initiative) was established with the purpose of preserving the availability and developing new Single Room Occupancy (SRO) units, as well as creating permanent affordable housing with on-site social services to address issues that can affect lease compliance in traditional low-income or public housing programs. The five agencies that make up the Initiative include: the CHA, the Chicago Departments of Human Services, Housing, Planning and Development, and the Mayor's Office of Workforce Development.

In FY2009, the members of the Initiative will issue a new RFP to solicit proposals from developers interested in building new or rehabilitating existing SRO's or affordable family housing with a supportive services component. The CHA will assist selected developers through the CHA and HUD approval processes, as well as work with the funding agencies at the city and state level, private lenders, and tax credit investors to underwrite and structure development financing. The CHA will also continue to monitor developers that were previously approved to receive PBVs through the Initiative, whose projects will be in the predevelopment stage or under construction during FY2009. Such projects include the Englewood SRO, which will receive 50 PBVs for use in a newly constructed six-story mid-rise containing 100 total units and Dante/Harper Townhomes, which will receive 36 PBVs to subsidize units for grand families in five two-story town house buildings that will be rehabilitated.

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

The Chicago Supportive Housing Initiative relates to MTW Statutory Objective I: Increase housing choices for low-income families. The anticipated impact of the CHA's participation in the Initiative is that a greater number of low-income individuals and families will receive safe, quality, and affordable housing opportunities combined with comprehensive supportive services, because the CHA provides PBVs that are awarded to developers to create and/or preserve affordable housing across Chicago.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline is that to date 232 PBVs have been issued through the Initiative under HAP contracts in six completed supportive housing projects. The benchmark is that the CHA plans to issue an additional 25 supportive housing PBVs to not yet identified developers of new construction or rehabilitated SRO units or supportive family housing, as well as a combined total of 86 supportive housing PBVs to developers already approved to receive CHA PBVs prior to FY2009, which are under an AHAP contract.

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In order to collect data on new construction or rehabilitated supportive housing developments that may receive PBVs in FY2009, the CHA will maintain files of RFPs, Subsidy Layering Review binders, CHA Board Resolutions, Environmental Clearance letters, HUD approvals and HAP contracts. In order to collect the data needed to demonstrate that developments previously approved to receive CHA PBVs are either in the predevelopment stage or under construction during FY2009 are meeting MTW Statutory Objective I, the CHA will use information provided by the developers in the quarterly Supportive Service Program Participation Reports.

As a metric, the CHA will track the number of new supportive housing PBVs issued under both AHAP or HAP contracts and the number of additional affordable housing units created by developers and available for leasing by low-income individuals and families in need of housing and supportive services. Additionally, the CHA will monitor developer compliance with the requirements of the Initiative, the PBV Program, and the supportive housing program.

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW activity is authorized in Attachment C, Section D(7)(a-c) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 8(o)(13)(B and D) of the 1937 Housing Act and 24 C.F.R. 982.1, 982.102, 24 C.F.R. Part 983, 24 C.F.R. 983.51, and the Site Selection Standards currently set forth in 24 C.F.R. Section 983.57, as necessary to implement the CHA's FY2009 MTW Annual Plan. The ongoing activity is also authorized in Attachment C, Section B(1)(b)(vi) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 8 and 9 of the 1937 Housing Act and 24 C.F.R. 982 and 990, as necessary to implement the CHA's FY2009 MTW Annual Plan.

Activity 020: Other New Project-Based Voucher Assistance Developments

A. Description of the Ongoing MTW Activity

The CHA will continue issuing PBVs in FY2009 to developers to entice them to build affordable housing in Chicago. PBV assistance provides developers with a reliable income stream that may be used to pay off mortgage debt service as well as pay for ongoing building operations and quality property management. By broadening developers' interest in building affordable housing through the issuance of PBVs, increased housing options will be available for low-income families. The CHA plans to issue an additional 50 PBVs to developers in FY2009 to new or existing developments. In addition, the CHA will solicit proposals from developers of affordable and mixed-income/mixed-finance housing interested in receiving PBVs from the CHA. The CHA may also consider requests for PBV assistance from developers in conjunction with Low-

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Income Housing Tax Credits and other sources of public funding that have been competitively awarded in accordance with federal regulations. The CHA will continue to work with the Chicago Departments of Housing and Planning and Development as well as IHDA to create strategies and financing options for the development of project-based assisted housing.

In FY2008, the CHA issued 77 PBVs under AHAP contracts to three projects that remain under construction: Eastgate Village, Rosa Park Apartments, and Wilson Yards. Eastgate Village, which was awarded 35 PBVs, is the new construction of a nine-story building containing 117 units of senior designated housing. Rosa Parks Apartments was awarded 26 PBVs and is the new construction of 94 units in eight scattered site walk-up buildings. Wilson Yards, which is the new construction of a seven-story mid-rise building containing 80 units, was awarded 16 PBVs. In FY2009, the CHA will monitor construction progress at these three developments, notify households on the Wait List about the available housing, conduct HQS inspections, and qualify families for lease up.

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

This activity relates to MTW Statutory Objective I: Increase housing choices for low-income families. The anticipated impact is that by expanding the availability of PBVs, more developers will become interested in creating affordable housing. This leads to a greater number of quality housing options for low-income individuals and families.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline is that the CHA has issued a total of 27 PBVs under HAP contracts in two completed projects and 77 PBVs under AHAP contracts in three projects that remain under construction. The benchmark is that the CHA will release a RFP from developers interested in creating affordable housing in FY2009 and anticipates issuing 50 PBVs to developers of new or existing projects. In addition, the CHA will monitor the progress of three developments under construction that were already approved to receive PBVs and support the developers in marketing the units for lease up.

To collect data on new development projects that may receive PBVs in FY2009, the CHA will maintain files of solicitations, Subsidy Layering Review binders, CHA Board Resolutions, Environmental Clearance letters, HUD approvals and HAP contracts. In regard to the three developments under construction, the CHA will collect Certification of Inspection forms, Certificates of Occupancy, as well as marketing and leasing materials and documents, which will all be kept on file.

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The metric for this activity is that the CHA will track the number of PBVs issued under both AHAP or HAP contracts and the number of new affordable housing units created for low-income families and seniors.

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW activity is authorized in Attachment C, Section D(7)(a-c) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 8(o)(13)(B and D) of the 1937 Housing Act and 24 C.F.R. 982.1, 982.102, 24 C.F.R. Part 983, 24 C.F.R. 983.51, and the Site Selection Standards currently set forth in 24 C.F.R. Section 983.57, as necessary to implement the CHA's FY2009 MTW Annual Plan. Also, the ongoing activity is authorized in Attachment C, Section B(1)(b)(vi) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 8 and 9 of the 1937 Housing Act and 24 C.F.R. 982 and 990, as necessary to implement the CHA's FY2009 MTW Annual Plan.

Activity 021: Exceed the Limit of 25% Project-Based Voucher Assistance in a Building

A. Description of the Ongoing MTW Activity

With 24 units for families, North Avenue Apartments received six RHI PBVs and was completed in FY2007. Although at that time there was a 25% unit limit for the number of units in a building that may be set aside for PBV use, the CHA worked diligently in FY2007 with HUD and obtained a waiver to this limit. This waiver allowed the CHA to enter into a HAP contract and award ten PBVs to the developer, in addition to the six received from RHI. This waiver is now a part of Attachment C to the CHA's Amended and Restated MTW Agreement. In FY2009, the CHA will determine, on a case by case basis, whether to provide project-based voucher assistance to developments in which a building will have more than 25% of the units reserved for PBVs. In addition, in FY2009 the CHA will provide PBV assistance in excess of 25% to Rosa Parks Apartments, which is the new construction of 94 family units within eight buildings in the Humboldt Park community. The building sizes and PBV assistance per building is broken out as follows: four six-flats each to receive two PBVs; one 12-flat to receive three PBVs; one 15-flat to receive four PBVs; and one 27-unit building to receive seven PBVs. The CHA entered into an AHAP contract with the developer of Rosa Parks Apartments in FY2008 and will award the PBVs upon signing a HAP contract when construction is complete.

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

The ongoing MTW activity relates to MTW Statutory Objective I: Increase housing choices for low-income families. The anticipated impact of this activity is that by making PBVs available in excess of the 25% limit

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more developers will become interested in creating affordable housing, leading to a greater number of quality housing options for low-income individuals and families.

C. Baseline, Benchmarks, Data Collection, and Metrics

At the beginning of the CHA's participation in the MTW Demonstration Program, the baseline was zero. The benchmark is that the CHA will determine, on a case by case basis, whether to provide PBV assistance to developments in which a building will have more than 25% of the units reserved for PBVs, and will commit vouchers as deemed appropriate. The metric and data collection process will be demonstrated through tracking the number of PBVs issued under both AHAP or HAP contracts and the number of new affordable housing units created for low-income families as a result of PBV assistance.

D. Authorization to Conduct the ongoing MTW Activity

The ongoing MTW activity is authorized in Attachment D, Paragraph 6 of the CHA's Amended and Restated MTW Agreement, which waives provisions of Section 8(o)(13)(D)(i) of the 1937 Housing Act and 24 CFR 983.56, as necessary to implement the CHA's FY2009 MTW Annual Plan.

Activity 022: Continued Use of the 50th Percentile of Fair Market Rent

A. Description of the Ongoing MTW Activity

In December 2000, HUD increased the Fair Market Rent (FMR) standard for the Chicago metropolitan area to the 50th percentile of rents. Throughout FY2009, the CHA plans to continue its use of the 50th percentile Fair Market Rent, when establishing payment standards for the HCV Program.

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

The continued use of the 50th percentile FMR relates to MTW Statutory Objective I: Increase housing choices for low-income families by allowing residents access to housing in opportunity areas, as well as allow residents to lease units faster and decrease the search time. The anticipated impact is that both individuals and families will receive a greater subsidy using the 50th percentile Fair Market Rent.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity is the number of families with children participating in the HCV Program, which live in low poverty census tracts. The benchmark is to increase the number of families from FY2008 levels in furtherance of providing expanded housing options to eligible families.

SECTION V: ONGOING MTW ACTIVITIES

Chapter 3: Authorizations Related to the Housing Choice Voucher Program Only

The CHA will collect data by analyzing the number of HCV Program participants with children to determine if any of the following conditions are met:

- At least 50% of all HCV families with children in Chicago live in low poverty census tracts.
- The percent of HCV families with children who moved to low poverty census tracts in Chicago during FY2009 is at least two percentage points higher than the percent of HCV families with children living in low poverty census tracts at the end of FY2008.
- The percent of HCV families with children who moved to low poverty census tracts in Chicago during both FY2008 and FY2009 is at least two percentage points higher than the percent of HCV families with children who lived in low poverty census tracts at the end of FY2007.

The metric used will be the most recent census data, or other statistically reliable data, which measures the levels of poverty within the census tracts across Chicago.

In addition, the CHA administers a Housing Mobility Program, which assists voucher families in obtaining housing throughout low poverty areas. The 50th percentile FMR provides expanded opportunities for these participating families to use their HCV in nontraditional areas of the city. Through FY2007, over 670 property owners with units in Opportunity Areas were recruited for the Program and 761 units were leased to Mobility Program participants. The CHA strives to move an additional 100 families to Opportunity Areas throughout FY2009.

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW activity is authorized in Attachment D, Paragraph 8 of the CHA's Amended and Restated MTW Agreement, which waives provisions, as necessary to implement the CHA's FY2009 MTW Annual Plan.

Activity 023: Choose to Own Home Ownership Program

A. Description of the Ongoing MTW Activity

The CHA's Choose to Own Home Ownership Program enables qualified HCV Program participants to become home owners, in particular those that are participating in the HCV Family Self-Sufficiency Program, and have identified purchasing a home as one of their goals. Through the Choose to Own Home Ownership Program, participants utilize the money previously allocated to meet their monthly rental obligations to pay their mortgage. The CHA then applies the amount of money previously used for the HAP to the family's mortgage to make up the difference. FY2009 will serve as the seventh year of the Program's administration. Throughout the year, HCV Program participants, as well as public housing residents temporarily residing in

SECTION V: ONGOING MTW ACTIVITIES

Chapter 3: Authorizations Related to the Housing Choice Voucher Program Only

the private market with a HCV, will be introduced to the Program and its requirements by attending information sessions, wherein attendees can learn about the services available to assist them in traveling the road to home ownership.

Once a family enrolls in the Choose to Own Home Ownership Program, they receive support throughout the home buying process in the form of homebuyer education, credit counseling, and referrals. Participants are referred to programs and organizations such as: the HCV FSS Program to prepare for home ownership in regards to credit repair, savings or employment; the Association of Community Organizations for Reform Now (ACORN) for credit repair; HUD's American Dream Program for down payment and closing grant assistance; Home Options for services and funding targeted to people with disabilities, pro-bono attorneys, and preferred lenders and lending programs. Participating families must also complete a pre-purchase home buying counseling class, conducted by a homebuyer counseling agency prior to obtaining pre-qualification for a mortgage. Once a family locates a home and it passes a HQS inspection and a conventional home inspection, the family obtains the mortgage. After closing on his/her new home, the Choose To Own Home Ownership Program participant takes part in post-purchase counseling on property taxes, estate planning, and foreclosure prevention, and must establish both emergency repair reserves and a maintenance savings account.

B. How the Ongoing MTW Activity Relates to At Least One of the MTW Statutory Objectives and its Anticipated Impact on the MTW Statutory Objective(s)

The Choose to Own Home Ownership Program relates to MTW Statutory Objective I: Increase housing choices for low-income families, because it has and will continue to provide HCV Program participants the tools to purchase a home. The anticipated impact is that by connecting HCV Program participants to the programs and services that will assist them in reaching a stable point in their life, both socially and economically, they will be in a better position to meet monthly mortgage payments. This change in position will in turn expand the low-income individuals and families' current housing choices and bring home ownership into their purview of viable housing options to consider.

C. Baseline, Benchmarks, Data Collection, and Metrics

The baseline for this activity is the number of homes purchased through the Choose To Own Home Ownership Program since its inception in FY2002, which as of December 31, 2007 was 237. The benchmarks are that during FY2009, the CHA anticipates receiving 300 applications to the Program, of which the CHA looks to have 70 participants complete pre-purchase counseling. Of the estimated 70 participants that will complete pre-purchase counseling, the CHA foresees that 50 of these participants will

SECTION V: ONGOING MTW ACTIVITIES

Chapter 3: Authorizations Related to the Housing Choice Voucher Program Only

become pre-qualified by a lender for a home loan. By the end of FY2009, the CHA expects that 40 families will close on homes through the Choose to Own Home Ownership Program.

The CHA will collect data in order to monitor the continued success of the Choose to Own Home Ownership Program through proofs of home purchases. In FY2009, the CHA will do additional tracking of Choose to Own Home Ownership Program participants' progress toward increased income generation, level of education and/or vocational training obtained, as well as the length of time with their current employer and efforts made to obtain employment. These items are tracked to ensure that new home owners are, and will, continue to be capable of keeping up with mortgage payments and prevent foreclosure. HCV Program participants who have purchased a home through the Choose to Own Home Ownership Program have the benefit of the HAP to subsidize the mortgage payments for a period of up to 15 years. The CHA HCV Program works with home owners to increase their income so that they will be equipped to handle the full mortgage payments at the end of the 15-year period. As for the metric, the CHA will measure the number of families who close on a home each year.

D. Authorization to Conduct the Ongoing MTW Activity

The ongoing MTW activity is authorized in Attachment C, Section C(7)(b) of the CHA's Amended and Restated MTW Agreement, which waives provisions of Sections 4, 5, 9, 24, 32 and 35 of the 1937 Housing Act and 24 C.F.R. 941 and Attachment C, Section d(8) which waives certain provisions of Section 8(O)(15) and 8(Y) of the 1937 Housing Act of 24 CFR 982,625 through 982.643, as necessary to implement the CHA's MTW Annual Plan.



SECTION VI: SOURCES & USES OF FUNDING

SECTION VI: SOURCES & USES OF FUNDING

SOURCES AND USES OF MTW FUNDING

In order for the CHA to remain financially prudent, income is derived from several funding sources, some of which include rental income, and operating subsidies received from HUD to operate for Public Housing and City-State, as well as housing assistance subsidy and administrative income for administering the HCV Program. Other income sources are the result of HOPE VI Grants, investment income, non-dwelling rentals, and economic self-sufficiency grants.

The CHA uses the funding received from the income sources described above for administrative expenses, operations and capital construction, resident services outreach and supportive services, utilities, safety and security, architectural and engineering fees, property and contract management fees and expenses, interest expense, and Housing Assistance Payments.

The chart on the following page(s) details the changes in the CHA's sources and uses of MTW funding from the CHA's previously approved MTW Annual Plan.

SECTION VI: SOURCES & USES OF FUNDING

Changes in CHA's Funding Sources & Uses

Sources of Funding	FY2008 Budget Approved Plan	FY2008 Budget Revised Plan	Variance	Budget Explanations from previously approved plan
Rental Income/Public Housing	\$36,569,769	\$36,312,215	(\$257,554)	Rental Income was revised to reflect the average rent projected for each asset management project (AMP).
Rental Income/City State	317,341	317,341	\$0	
Other Income	491,000	491,000	\$0	
Administrative Income	25,993,486	30,177,746	\$4,184,260	The \$4.2 million budget variance is due to an increase in the administrative fee rate, and an increase in number of housing choice vouchers.
Investment Income	6,750,000	5,484,438	(\$1,265,562)	The \$1.3 million budget reduction is based on an adjustment made to reflect revised portfolio balances and percentage yield rates due to market conditions.
Sub-total Rents and Other Income	\$70,121,596	\$72,782,740	\$2,661,144	
City-State Subsidies	\$732,049	\$732,049	\$0	
Other Funding- Non-Capital	5,793,484	2,677,778	(\$3,115,706)	The \$3.1M variance is due to the transfer of the Summer Food Program to an outside agency.
Other Funding- Capital	11,591,373	9,935,657	(\$1,655,716)	The \$1.7 million budget variance is primarily due to the shifting of funding from Other Funding (MROP Grant) to HOPE VI and the General Fund.
Federal Operating Subsidies	153,946,888	153,304,270	(\$642,618)	The \$643K budget variance is due to a reduction in the number of Public Housing units due to demolition.
Hope VI Grants	48,859,786	45,908,244	(\$2,951,542)	The \$2.9 million negative variance is primarily due to the carryover of a portion of HOPE VI funding to FY2009; and a shift of funds from Other Funding (MROP Grant) to HOPE VI and the General Fund.
Capital Fund Carryover	19,389,102	14,323,297	(\$5,065,805)	The \$5.1 million negative variance is due to a reduction in the projected capital carryover as a result of retention activity.
Capital Fund Program	119,753,858	119,803,874	\$50,016	The \$50,016 variance is the result of an adjustment to reflect the HUD Approved Capital Fund Allocation.
Sub-total Grants and Subsidies	\$360,066,540	\$346,685,169	(\$13,381,371)	
Section 8 Grant	\$492,314,950	\$435,967,851	(\$56,347,099)	The \$56.0 budget variance is due to a decrease in the HUD congressional appropriation and inflation factor for the HCV Program which affected HAP, Mainstream & Demolition vouchers.
Sub-total Section 8 Funds	\$492,314,950	\$435,967,851	(\$56,347,099)	
Total Sources	\$922,503,086	\$855,435,760	(\$67,067,326)	

SECTION VI: SOURCES & USES OF FUNDING

Changes in CHA's Funding Sources & Uses

Sources of Funding	FY2008 Budget Approved Plan	FY2008 Budget Revised Plan	Variance	Budget Explanations from previously approved plan
Administrative Expenses	\$37,263,255	\$45,689,953	\$8,426,698	The variance reflects the transfer of insurance, telephone and accounting & audit costs from General Expense.
Asset Management (Admin)	7,063,416	10,819,375	\$3,755,959	The variance reflects funds reallocated from General Expense to Asset Management for Office Rent.
Development/Capital (Admin)	5,110,175	5,110,175	\$0	
Resident Services	9,994,325	9,688,191	(\$306,134)	The variance is due to the carryover of various grant funded initiatives to FY2009
General Expense	13,863,932	789,750	(\$13,074,182)	The variance is due to the transfer of insurance, telephone and accounting & audit costs to Administrative Expense.
Total Operating Expenses	\$73,295,103	\$72,097,444	(\$1,197,660)	
Utilities	\$31,736,704	\$27,480,651	(\$4,256,053)	The \$4.2 million variance is due to the reduction in utility consumption due to unit demolitions, as well as a decrease in the average utility rate for gas.
Safety & Security	6,633,736	6,443,736	(\$190,000)	The budget variance is due to the transfer of a portion of security funding to the Family Investment Center which is included under Administrative Expense.
Architectural & Engineering Fees	12,320,358	12,323,289	\$2,931	The \$3K positive variance represents the shifting of funds required for Architectural & Engineering activity through year-end.
Property Management	108,715,021	110,330,617	\$1,615,596	The \$1.6 million variance is due to an increase in the budget to reflect the true-up of mixed finance properties.
Capital Improvements	230,212,795	217,704,343	(\$12,508,452)	The \$12.5 million variance reflects the carryover of construction activity to FY2009.
Interest Expense	35,663,000	35,663,000	\$0	
Total Property Expenses	\$425,281,614	\$409,945,636	(\$15,335,978)	
Contract Management Fees	\$25,000,000	\$26,093,125	\$1,093,125	The variance reflects adjustments made to reflect the new contract with Quadel and CVR Associates.
Community & Supportive Services	39,256,239	34,411,864	(\$4,844,375)	The \$4.8 million variance is due to the carryover of activities to FY2009.
Housing Assistance Payments	359,670,130	312,887,690	(\$46,782,440)	The \$46.8 budget variance is due to a decrease in the HUD funding rate for HAP vouchers, as well as a reduction in the projected number of vouchers.
Total Section 8 Housing	\$423,926,369	\$373,392,679	(\$50,533,690)	
Total Uses	\$922,503,086	\$855,435,760	(\$67,067,326)	

SECTION VI: SOURCES & USES OF FUNDING

FUNDING FUNGIBILITY

Through the Amended and Restated MTW Agreement, HUD continues to grant the CHA funding fungibility. The fungibility 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 funds received from HUD is derived from three separate sources: Operating Funds, Capital Funds, and Housing Choice Voucher Funds. The Amended and Restated MTW Agreement allows the CHA to integrate these separate sources into one, enabling the CHA to manage its finances based on the specific needs resulting from implementation of the Plan for Transformation.

During FY2009, the CHA will exercise its funding fungibility by using Housing Choice Voucher funds for Operating and Capital Fund activities, unit and building construction for designated rehabilitation and redevelopment projects. Furthermore, funding fungibility will enable the CHA to continue to support social self-sufficiency programs that will ultimately lead to financial independence for public housing residents. Lastly, in anticipation of a reduction in congressional appropriations in FY2009, the CHA will utilize its funding fungibility to support project deficits in operating subsidy.

The chart on the following pages details the CHA's total planned sources and use of funds for FY2009.

SECTION VI: SOURCES & USES OF FUNDING

Planned Sources & Uses of Funds

Total Sources and Uses for the Agency in FY2009 are estimated at \$881.9 million. Below are narrative explanations for each line item:

Sources of Funding	FY2008 Revised Budget	FY2009 Proposed Budget	FY2009 Explanations
Rental Income/Public Housing	\$36,312,215	\$39,054,691	This figure is based on the projected occupancy rates for each property.
Rental Income/City State	317,341	340,021	This amount is based on projected occupancy and the HUD approved HAP contract for CHA's LeClaire Courts (City State) property.
Other Income	491,000	708,025	Includes income received from the lease of CHA rooftops and other miscellaneous revenue sources.
Administrative Income	30,177,746	28,671,123	Projection based on income earned for administering the Section 8 (HCV and Mod-Rehabilitation) Program in FY2009.
Investment Income	5,484,438	6,000,000	Projected based on projected portfolio balance multiplied by the current U.S. Treasury Security benchmarks.
Sub-total Rents and Other Income	\$72,782,740	\$74,773,860	
City-State Subsidies	\$732,049	\$848,808	Based on contract rent amount (LeClaire Courts) for Housing Assistance, assuming current occupancy levels.
Other Funding- Non-Capital	2,677,778	2,161,285	Includes funding expected to be received for the MacArthur, Earnfare, and the Resident Opportunity and Self Sufficiency Grant (ROSS).
Other Funding- Capital	9,935,657	850,000	Includes funds to redevelop one site (Lake Park Crescent- Phase 2A)
Federal Operating Subsidies	153,304,270	145,982,777	Formula based calculation in accordance with MTW Agreement. The subsidy is based on 25,765 units less an adjustment of units scheduled for demolition.
Hope VI Grants	45,908,244	26,294,672	Approximately \$26.9 million of Hope VI funds are projected to be spent in FY2009. The funds will be used for demolition and revitalization activities at Cabrini, Madden Park/Wells, Rockwell, Abla, Stateway and Taylor Developments and Relocation & Supportive Services for Residents.
Capital Fund Carryover	14,323,297	21,057,966	Carryover of \$21.1 million of prior year grants.
Capital Fund Program	119,803,874	113,693,225	Based on an FY2008 award of \$113.7 million.
Sub-total Grants and Subsidies	\$346,685,169	\$310,888,733	
Section 8 Grant	\$435,967,851	\$496,266,067	Estimated based upon 33,927 MTW Vouchers, 14,050 demolition vouchers, and 1,343 units in the Mod Rehab Program.
Sub-total Section 8 Funds	\$435,967,851	\$496,266,067	
Total Sources	\$855,435,760	\$881,928,660	

SECTION VI: SOURCES & USES OF FUNDING

Planned Sources & Uses of Funds

Total Sources and Uses for the Agency in FY2009 are estimated at \$881.9 million. Below are narrative explanations for each line item:

Uses of Funding	FY2008 Revised Budget	FY2009 Proposed Budget	FY2009 Explanations
Administrative Expenses	\$45,689,953	\$45,406,280	Includes staff for all central office support functions, related fringe benefits and administrative sundry.
Asset Management (Admin)	10,819,375	11,964,002	Includes administrative expenses for the Asset Management Departments (Asset Management, Family Portfolio, Senior Portfolio, Mixed-Income Portfolio and the Commercial Property Portfolios.
Development/Capital (Admin)	5,110,175	4,318,462	Includes \$4.6 million in administrative expenses for the Office of Development Management and Capital Construction Departments.
Resident Services	9,688,191	10,282,897	Includes resident service activities whose resources focus on improving the lives of residents, such as: Central Advisory Council Support, Community and Supportive Services, Childcare, and Employment.
General Expense	789,750	1,728,448	Reflects budgeted amount for interest expense and Contingency.
Total Operating Expenses	\$72,097,444	\$73,700,089	
Utilities	\$27,480,651	\$27,964,522	Reflects projected utility costs (water, sewer, electricity, gas) based on consumption and negotiated contracts with vendors.
Safety & Security	6,443,736	6,675,000	Includes costs for services provided by the City of Chicago Police Department for targeted patrols, plus amounts for security services at CHA and its' administrative locations.
Architectural & Engineering Fees	12,323,289	12,977,463	Fees for Architectural, Engineering, and Construction Management services associated with the Agency 's Plan for Transformation.
Property Management	110,330,617	108,070,708	Includes \$105.9 million in Public Housing Property Expenses and \$0.9 million for City/State (LeClaire Courts) Property Expenses.
Capital Improvements	217,704,343	238,520,064	Reflects planned rehabilitation and redevelopment activities related to the Plan for Transformation.
Interest Expense	35,663,000	35,084,376	FY2009 represents the third year of debt service of principal payoff. The amount reflects principal and interest expense due on Bonds (\$10.6M interest and \$24.5M principal).
Total Property Expenses	\$409,945,636	\$429,292,133	
Contract Management Fees	\$26,093,125	\$25,000,000	Fees to private contractor to administer the Section 8 Housing Choice Voucher (HCV) Program.
Community & Supportive Services	\$34,411,865	36,659,724	Includes administrative costs and represents Hope VI and Section 8 HCV activities related to Housing and Community Outreach, and Contract Management and Reporting.
Housing Assistance Payments	312,887,690	317,276,714	Estimated based on 33,927 MTW Units, and 1,343 vouchers in the Mod-Rehab Program.
Total Section 8 Housing	\$373,392,680	\$378,936,438	
Total Uses	\$855,435,760	\$881,928,660	

APPENDICES

- 1 CONVERSION PLAN UPDATE**
- 2 MOVING TO WORK CROSSWALK**
- 3 DECONCENTRATION OF 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 DEVELOPMENT NUMBER TRANSLATION TABLE**
- 9 PUBLIC HOUSING FIVE-YEAR CAPITAL FUND PROGRAM**
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- 13 FY2007 RASS FOLLOW-UP PLAN**
- 14 PUBLIC CONSULTATION**
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- 16 ALTERNATE TDC: REASONABLE COST LIMITATIONS FOR MODERNIZATION**

SECTION VII: ADMINISTRATIVE - APPENDICES

1. Conversion Plan Update

As required by Attachment D, Paragraph 18 of the CHA’s Amended and Restated MTW Agreement, the CHA must update, on an annual basis, its plan for conversion of properties that are subject to the Section 202 Viability Test (Section 202). The properties which are subject to Section 202 include Frances Cabrini Extension South, Robert Taylor Homes, Stateway Gardens, Washington Park High-Rises, and William Green Homes. The buildings at both Robert Taylor Homes and Stateway Gardens have been closed and demolished, and the CHA residents have been relocated. Meanwhile, the buildings at Washington Park High-Rises will be all closed or demolished by the end of FY2008. Below you will find discussion of Frances Cabrini Extension South and Williams Green Homes, both which have not been completely demolished.

FY2008 and FY2009 Demolition Activity for Section 202 Developments

The CHA plans to conduct demolition activity in FY2009 at Frances Cabrini Extension South and William Green Homes:

Development Name/Address	Development Number	Total Number of Units	Total Number of Units							Year of Planned Demolition
			0	1	2	3	4	5	6+	
Frances Cabrini Extension South^										
412 W. Chicago Ave.	IL002089000	65	0	12	36	12	2	3	0	FY2009
911 N. Hudson Ave.	IL002089000	65	1	12	35	12	2	3	0	FY2008
862 N. Sedgwick St.	IL002089000	63	0	13	35	11	2	2	0	FY2008
William Green Homes^										
660 W. Division St.	IL000200400 IL002092000	133	0	6	42	58	17	10	0	FY2009
1230 N. Larrabee St.	IL000200400 IL002092000	132	0	6	42	58	18	8	0	FY2009

^Under litigation/negotiation.

SECTION VII: ADMINISTRATIVE - APPENDICES

1. Conversion Plan Update

Modifications to the FY2008 Relocation Schedule of Developments Subject to Section 202

The CHA has modified the FY2008 relocation schedule for Frances Cabrini Extension South and William Green Homes as indicated below.

Development Name/Address	Development Number	Total Number of Units	Total Number of Units							Year of Planned Demolition
			0	1	2	3	4	5	6+	
Frances Cabrini Extension South^										
364 W. Oak St.	IL002089000	64	0	12	36	12	2	2	0	Building Closure has been moved from FY2008 to FY2011.
365 W. Oak St.	IL002089000	65	0	12	36	12	2	3	0	Building Closure has been moved from FY2008 to FY2011.
412 W. Chicago Ave.	IL002089000	65	0	12	36	12	2	3	0	Building Closure has been moved from FY2008 to FY2009.
William Green Homes^										
1230 N. Larrabee St.	IL000200400 IL002092000	132	0	6	42	58	18	8	0	Building Closure has been moved from FY2008 to FY2009.
660 W. Division St.	IL000200400 IL002092000	133	0	6	42	58	17	10	0	Building Closure has been moved from FY2008 to FY2009.

^Under litigation/negotiation.

FY2009 Replacement Vouchers

The CHA will not request any additional replacement vouchers in FY2009.

FY2009 Relocation Schedule of Developments Subject to Section 202

The planned building closures for FY2009 at Frances Cabrini Extension South as well as William Green Homes are as follows:

Development Name/Address	Development Number	Total Number of Units	Total Number of Units						
			0	1	2	3	4	5	6+
Frances Cabrini Extension South^									
412 W. Chicago Ave.	IL002089000	65	0	12	36	12	2	3	0
William Green Homes^									
660 W. Division St.	IL000200400 IL002092000	133	0	6	42	58	17	10	0
1230 N. Larrabee St.	IL000200400 IL002092000	132	0	6	42	58	18	8	0

^Under litigation/negotiation.

SECTION VII: ADMINISTRATIVE - APPENDICES

1. Conversion Plan Update

Public and Resident Notice

In FY2001, the CHA held two public comment hearings for buildings located in developments, which are subject to Section 202. Residents living in the developments slated for demolition were mailed notices stating the hearing locations and times. In addition, the CHA notified the public of the hearing locations and times via advertisements in three local newspapers.

Aside from these outreach efforts, the CHA communicates with residents on an annual basis via the MTW Annual Plan regarding buildings in developments that are subject to Section 202. The public comment period for the FY2009 MTW Annual Plan was held from August 18, 2008 through September 16, 2008 and was thereafter extended until September 30, 2008. A public comment hearing was held on August 27, 2008 at the Chicago Cultural Center. The CHA placed advertisements in three local newspapers (the Chicago Defender, Hoy, and the Chicago Sun-Times) to inform residents and the public about the public comment period as well as the public comment hearing. Furthermore, residents were advised of the public comment period via their August rent statement and/or a flyer distributed by property managers. Throughout both the public comment period and the public comment hearing, residents and the public were encouraged to comment on the FY2009 MTW Annual Plan, which includes discussion related to developments subject to Section 202.

SECTION VII: ADMINISTRATIVE - APPENDICES

2. Moving To Work Crosswalk

Category	Annual MTW Plan Requirement	Location
Introduction	A. Table of Contents, which includes all the required elements of the Annual MTW Plan.	Section I: Introduction Table of Contents
	B. An overview of the Agency's MTW goals and objectives for the year, including new and ongoing MTW Activities.	Section I: Introduction Overview of Moving to Work Goals and Objectives
General Housing Authority Operating Information	A. Housing Stock Information	
	1. Number of public housing units planned.	Section II: General Housing Authority Operating Information Chapter 1: Housing Stock Information
	2. General description of any planned significant capital expenditures by development.	Section II: General Housing Authority Operating Information Chapter 1: Housing Stock Information
	3. Description of any new public housing units to be added during the year by development (specifying bedroom size).	Section II: General Housing Authority Operating Information Chapter 1: Housing Stock Information
	4. Number of units to be removed from the development specifying the justification for the removal.	Section II: General Housing Authority Operating Information Chapter 1: Housing Stock Information
	5. Number of Housing Choice Vouchers (HCV) units authorized.	Section II: General Housing Authority Operating Information Chapter 1: Housing Stock Information
	6. Number of Housing Choice Vouchers (HCV) units to be project-based, including description of each separate project.	Section II: General Housing Authority Operating Information Chapter 1: Housing Stock Information
	7. General description of other housing planned to be managed by the Agency, specifying location, number of units, and type of non-public housing/non-HCV assistance (to include tax credit, state funded, project based Section 8, and market-rate).	Section II: General Housing Authority Operating Information Chapter 1: Housing Stock Information
	8. Description of other properties owned or managed by the Agency.	Section II: General Housing Authority Operating Information Chapter 1: Housing Stock Information
	B. Lease Up Information	
	1. Anticipated number of public housing units planned to be leased.	Section II: General Housing Authority Operating Information Chapter 2: Anticipated Lease Up Information
	2. Anticipated number of HCV planned to be leased.	Section II: General Housing Authority Operating Information Chapter 2: Anticipated Lease Up Information
	3. Description of anticipated issues relating to any potential difficulties in leasing units (HCV or public housing).	Section II: General Housing Authority Operating Information Chapter 2: Anticipated Lease Up Information
	C. Waiting List Information	
	1. Description of anticipated changes in waiting lists (site-based, community-wide, HCV, merged).	Section II: General Housing Authority Operating Information Chapter 3: Wait Lists
	2. Description of anticipated changes in the number of families on the waiting list(s) and/or opening and closing of the waiting list(s).	Section II: General Housing Authority Operating Information Chapter 3: Wait Lists
	3. Date the waiting list was last purged.	Section II: General Housing Authority Operating Information Chapter 3: Wait Lists

SECTION VII: ADMINISTRATIVE - APPENDICES

2. Moving To Work Crosswalk

Category	Annual MTW Plan Requirement	Location
Long-term MTW Plan	A. Describe the Agency's long-term vision for the direction of its MTW Program, extending through the duration of the MTW Agreement.	Section III: Long Term MTW Plan
Proposed MTW Activities	A. Describe each proposed MTW Activity.	Section IV: Proposed MTW Activities
	B. Describe how each proposed activity relates to at least one of the three statutory objectives.	Section IV: Proposed MTW Activities
	C. Identify and discuss the anticipated impact of each proposed MTW activity on the stated objective.	Section IV: Proposed MTW Activities
	D. Describe the baselines and proposed benchmarks that the Agency will use to measure the performance and progress of the MTW activities.	Section IV: Proposed MTW Activities
	E. Describe the data collection process and the proposed metrics the Agency will use to measure how the activity will achieve one or more of the MTW statutory objectives.	Section IV: Proposed MTW Activities
	F. Cite the authorization(s) detailed in Attachment C or D of the Restated Agreement that give the Agency the flexibility to conduct the activity, and include the specific citation(s) of the Act or regulation as identified in Attachment C or D of the Restated Agreement that authorize the Agency to make the change.	Section IV: Proposed MTW Activities
	G. Describe the hardship policy (for rent reform initiatives only).	Section IV: Proposed MTW Activities
Ongoing MTW Activities	A. Describe each ongoing MTW Activity.	Section V: Ongoing MTW Activities
	B. Describe how each ongoing activity relates to at least one of the three statutory objectives.	Section V: Ongoing MTW Activities
	C. Identify and discuss the anticipated impact of each ongoing MTW activity on the stated objective, if in the first year of completing the revised Plan; or any anticipated changes in the impact (as applicable), if in subsequent years.	Section V: Ongoing MTW Activities
	D. Describe the baselines and benchmarks that the Agency will use to measure the performance and progress of the MTW activities, if in the first year completing this revised Plan; or any changes in benchmarks (as applicable), if in subsequent years.	Section V: Ongoing MTW Activities
	E. Describe the data collection process and the metrics the Agency will use to measure how this activity will achieve one or more of the MTW statutory objectives, if in the first year of completing this revised Plan; or any changes in data collection (as applicable), if in subsequent years.	Section V: Ongoing MTW Activities
	F. Cite the authorization(s) detailed in Attachment C or D of the Restated Agreement that give the Agency the flexibility to conduct the activity, and include the specific citation(s) of the Act or regulation as identified in Attachment C or D of the Restated Agreement that authorize the Agency to make the change.	Section V: Ongoing MTW Activities
	G. Describe the hardship policy (for rent reform initiatives only).	Section V: Ongoing MTW Activities

SECTION VII: ADMINISTRATIVE - APPENDICES

2. Moving To Work Crosswalk

Category	Annual MTW Plan Requirement	Location
Sources and Uses of Funding	A. Provide Consolidated Budget Statement in the same format and level of detail as the unaudited financial statement.	Section VI: Sources and Uses of Funding
	B. Planned sources and expenditures by development.	Section VI: Sources and Uses of Funding
	C. Description of changes in sources and uses of MTW funding from previously-approved plan.	Section VI: Sources and Uses of Funding
	D. Description of how funding fungibility is planned to be used, if applicable.	Section VI: Sources and Uses of Funding
Administrative	A. The Agency will provide the following:	
	1. Board Resolution adopting 50077-MTW, or equivalent form.	Section VII: Administrative - Appendix 15: Board Resolution and Certifications
	2. Documentation that at least one public hearing was held, the Plan was available for public comment for at least thirty (30) days, and documentation that the Agency took into consideration public and resident comment before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.	Section VII: Administrative - Appendix 14: Public Comment Period and Hearing Information
	3. Description of any planned or ongoing Agency-directed evaluations of the demonstration, if applicable.	Not applicable for FY2009
Reporting Compliance with Statutory MTW Requirements	A. If the Agency has been out of compliance with any of the required statutory MTW requirements listed in Section II(C) of the Restated Agreement, as determined by HUD in its review of the previous fiscal year's Annual MTW Report, the Agency will provide a narrative discussion and a plan as to how it will return to compliance. If the Agency is currently in compliance, no discussion or reporting is necessary in this section.	The CHA is currently in compliance, so this reporting requirement is not applicable.

SECTION VII: ADMINISTRATIVE - APPENDICES

3. Deconcentration of Poverty

DECONCENTRATION OF POVERTY

The Plan for Transformation (Plan) has served as a spring board for the deconcentration of poverty across the CHA's housing stock for nearly nine years. During FY2009, the CHA will continue its efforts of interspersing public housing throughout the broader Chicago community, with the goal of having CHA housing stand indistinguishable from its market-rate and affordable housing counterparts. In furtherance of this endeavor, the CHA has established a successful formula that continues to bring rise to communities that are both socially and economically diverse. As a result of increased housing options, dedensification of neighborhoods, and the provisions for self-sufficiency, the CHA public housing residents will increasingly be provided with the tools to uproot themselves from a poverty inflicted past and make way for a future filled with opportunities.

Increasing Housing Options

The CHA provides a variety of housing options to low-income individuals and families across the Chicagoland area. Since FY2000, the CHA has been engaged in the revitalization of its entire public housing stock. These revitalization efforts include either the rehabilitation or redevelopment of each of its public housing developments. By the end of the Plan, the CHA strives to return 25,000 units back into its public housing portfolios. As aforementioned, many of these units will be situated within viable new mixed-income/mixed-finance communities.

Aside from connecting residents to traditional public housing options, the CHA will continue to provide affordable housing options to low-income Chicagoans through its Housing Choice Voucher (HCV) Program. HCV Program participants enter into a Housing Assistance Payment contract with the CHA; wherein, part of their rent is subsidized on a monthly basis. Once part of the HCV Program, participants are able to take their voucher and move into any unit managed by a landlord who is participating in the HCV Program.

Dedensifying Neighborhoods

Dedensification efforts are underway by the CHA in an effort to breakdown areas concentrated by heavy populations of residents with low-incomes. Under the Plan, the CHA continues to dismantle the traditional blueprint of public housing in Chicago. By tearing down the gallery and high-rise style buildings, the CHA looks to eliminate the historical representations of public housing. In turn, revitalization activities are being conducted in order to bring rise to a new vision for public housing. Upon completion of the Plan, the CHA anticipates that its redevelopment efforts will result in the construction of mid-rise, walk-up, and flat style apartment buildings. Additionally, the CHA continues to rehabilitate its family housing portfolio, which will

SECTION VII: ADMINISTRATIVE - APPENDICES

3. Deconcentration of Poverty

result in a fewer number of public housing units at each property, and an expanded amount of livable space, such as the incorporation of playgrounds, lush green space, and secure parking lots for both residents and visitors alike. Both of these strategies will better enable the CHA to inject more cultural and economic diversity into the areas in which CHA public housing residents live.

Preparing Residents for Self-Sufficiency

Self-sufficiency of CHA public housing residents is one of the main objectives fueling the CHA's participation in the U.S. Department of Housing and Urban Development's Moving to Work (MTW) Demonstration Program. As a result, the CHA continues to encourage residents to seek work, or prepare for work by participating in job training, educational programs, or programs that assist in obtaining employment and becoming self-sufficient. In furtherance of this endeavor, CHA public housing residents are provided with opportunities to participate in programming and training, which can serve as a platform to acquire the necessary skills to become and maintain employment.

Management of Federal Deconcentration of Poverty Regulations

In addition to the aforesaid strategies to deconcentrate poverty, the CHA must also remain compliant with federal deconcentration regulations mandated by HUD. The regulations are applicable to CHA public housing developments that contain 100 or more dwelling units and have not been approved for conversion or lack a HUD-approved mixed-finance plan that uses HOPE VI or public housing funds.

For each affected family development, the CHA has established an average annual household income (AAHI) and determined whether each falls above, within, or below the Established Income Range (EIR). When establishing each EIR the CHA uses the following boundaries: the lower boundary is 85% of the AAHI for the applicable developments (as of June 30, 2008) and the upper boundary is 30% of the Chicago Area Median Income (\$21,480)¹.

The applicable EIR ranges are as follows:

- Below the EIR: Less than \$9,918
- Above the EIR: More than \$21,480
- Within the EIR: Between \$9,918 and \$21,480

¹ The Chicago Area Median Income (AMI) is determined by HUD on an annual basis. For FY2008 the Chicago AMI is \$71,600.

SECTION VII: ADMINISTRATIVE - APPENDICES

3. Deconcentration of Poverty

Developments with Average Annual Household Incomes Below the EIR (\$9,918- \$21,480)		
Development	Average Annual Household Income*	Explanation for Average Incomes Below the EIR
Dearborn Homes	\$8,599	The CHA began rehabilitating Dearborn Homes in FY2007 and construction will continue in FY2009. The CHA plans to reduce the number of public housing units per square foot in accordance with the rehabilitation plan. Also, the CHA will institute deconcentration strategies upon completion of rehabilitation and after all Right of Return options are satisfied.
Frances Cabrini Extension South	\$8,944	The planning for the redevelopment of this site is in progress. The CHA will be incorporating deconcentration strategies into the final redevelopment plan. Refer to Section II: General Housing Authority Operating Information for more details.
Harold Ickes Homes	\$8,157	Harold Ickes Homes will be revitalized under the Plan. The CHA will implement deconcentration strategies once revitalization is complete and after all Right of Return options are satisfied.
Lathrop Homes	\$8,781	The planning for the redevelopment of this site is in progress. The CHA will incorporate deconcentration strategies into the final redevelopment plan. Refer to Section II: General Housing Authority Operating Information for more details.
Trumbull Park Homes	\$9,458	Rehabilitation of Trumbull Park Homes was complete in FY2008. The CHA will continue lease up activities throughout FY2009 and will employ deconcentration strategies 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.
Wentworth Gardens	\$8,805	The CHA completed the revitalization of Wentworth Gardens during FY2007. Lease up efforts, as well as capital maintenance activities, will continue in FY2009. Deconcentration strategies will be implemented after all Right of Return options are satisfied.

Note: The average annual household income of all developments subject to the rule is \$11,668.

*As of June 30, 2008.

SECTION VII: ADMINISTRATIVE - APPENDICES

3. Deconcentration of Poverty

Developments with Average Annual Household Incomes Above the EIR (\$9,918 - \$21,480)

Development	Average Annual Household Income*
Governor Henry Horner Homes [Horner Annex (Adams & Wood), Scattered, and Westhaven]	\$23,702

Note: The average annual household income of all developments subject to the rule is \$11,668.

*As of June 30, 2008.

Developments with Average Annual Household Incomes Within the EIR (\$9,918 - \$21,480)

Development	Average Annual Household Income*
Altgeld Gardens	\$9,947
Bridgeport Homes	\$9,859
Frances Cabrini Rowhouses	\$11,326
Lakefront Homes	\$17,510
Lawndale Gardens	\$11,595
Lowden Homes	\$10,603
LeClaire Courts Extension	\$10,089
Phillip Murray Homes	\$11,584
Scattered Site-North Central	\$13,595
Scattered Site-Northeast	\$14,475
Scattered Site-Southeast	\$12,089
Scattered Site-Southwest	\$13,193
Scattered Site-West	\$11,047
Washington Park Homes	\$13,163
William Green Homes	\$10,171

Note: The average annual household income of all developments subject to the rule is \$11,668.

*As of June 30, 2008.

Currently, six CHA developments have fallen below the EIR, 15 CHA developments are within the EIR, and one CHA development is above the EIR. For the affected development falling below the EIR, the CHA will provide opportunities for CHA public housing residents to increase their income and correspondingly bring the AAHI at the designated development(s) back into the EIR. These opportunities will include, but are not limited to: connecting residents to supportive services to overcome substance abuse; providing educational and employment related training to increase both the skills and marketability of residents; and expanding

SECTION VII: ADMINISTRATIVE - APPENDICES

3. *Deconcentration of Poverty*

the affordable housing options available to low-income residents in order to decrease the financial constrains accompanying their monthly rental obligations. Pursuant to 24 CFR § 903.2 (b)(2)(iv) the Randolph Towers, Rockwell Gardens, and Stateway Gardens developments are not subject to the applicable deconcentration regulations as they are either closed, approved for demolition or for conversion to tenant based-assistance, or demolished.

SECTION VII: ADMINISTRATIVE - APPENDICES

4. Public Housing Stock and Demographic Information

The following charts (Appendix 4 – 7) show the public housing stock and the demographics of the CHA public housing resident population and public housing wait lists. The data illustrates 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 CHA HCV Program.

The demographic makeup of the CHA public housing program is not expected to change significantly over the course of FY2009. By the end of FY2009, the CHA anticipates that there will be close to 29,000 residents in its public housing program, approximately the same number served on June 30, 2008. 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 FY2009. Additionally, the CHA will continue to lease vacant units at its senior designated housing properties to applicants from the wait lists and lease vacant units at family properties as they become ready for occupancy.

Family Housing Demographics as of June 30, 2008 from the Yardi Database*	
Housing Stock & Occupancy	
Total Units	13,592
Occupied Units	7,355
Total Number of Residents	20,025
Average Family Size	2.7
Unit Size (All Occupied Units)	
0 Bedroom	11
1 Bedroom	1,000
2 Bedrooms	2,439
3 Bedrooms	3,167
4 Bedrooms	694
5 Bedrooms	40
6 Bedrooms	4
7+ Bedrooms	0
	7,355
Gender (All Residents)	
Female	12,956
Male	7,037

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

Senior Designated Housing Demographics as of June 30, 2008 from the Yardi Database*	
Housing Stock & Occupancy	
Total Units	8,980
Occupied Units	7,814
Total Number of Residents	8,553
Average Family Size	1.1
Unit Size (All Occupied Units)	
0 Bedroom	883
1 Bedroom	6,929
2 Bedrooms	2
3 Bedrooms	0
4 Bedrooms	0
5 Bedrooms	0
6 Bedrooms	0
7+ Bedrooms	0
	7,814
Gender (All Residents)	
Female	4,278
Male	4,270

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

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4. Public Housing Stock and Demographic Information

Family Housing Demographics as of June 30, 2008 from the Yardi Database*

Age (All Residents)	
0-20 years old	10,456
21-61 years old	8,136
62 years old and over	1,401
Unknown/Under Reported/Over Reported	32

Race & Ethnicity (All Residents)	
White	2,429
Black	17,216
Native/Alaskan	100
Asian/Pacific Islander	117
Unknown/Under Reported/Over Reported	6

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	1,533
\$4,000-7,999	1,816
\$8,000-15,999	1,813
\$16,000-27,999	1,246
\$28,000-35,999	432
\$36,000 and greater	399
Unknown/Under Reported/Over Reported	
Average Annual Household Income	\$12,671

Selected Income Sources (Number of Households)

Employed	3,359
SSI	2,661
Social Security	1,739
TANF**	1,411
General Assistance	167

**TANF includes AFDC and Earn Fare

Area Median Income (AMI) (Number of Households)

Annual income less than 30% of AMI	5,733
Annual income 30-50% of AMI	959
Annual income 51-80% of AMI	427
Annual income 81% or greater of AMI	119
Unknown/Under Reported/Over Reported	

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

Senior Designated Housing Demographics as of June 30, 2008 from the Yardi Database*

Age (All Residents)	
0-20 years old	12
21-61 years old	899
62 years old and over	7,637
Unknown/Under Reported/Over Reported	5

Race & Ethnicity (All Residents)	
White	2,307
Black	5,103
Native/Alaskan	64
Asian/Pacific Islander	1,026
Unknown/Under Reported/Over Reported	48

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	257
\$4,000-7,999	3,263
\$8,000-15,999	3,602
\$16,000-27,999	610
\$28,000-35,999	44
\$36,000 and greater	16
Unknown/Under Reported/Over Reported	
Average Annual Household Income	\$9,977

Selected Income Sources (Number of Households)

Employed	377
SSI	3,905
Social Security	5,299
TANF**	562
General Assistance	818

**TANF includes AFDC and Earn Fare

Area Median Income (AMI) (Number of Households)

Annual income less than 30% of AMI	7,146
Annual income 30-50% of AMI	573
Annual income 51-80% of AMI	66
Annual income 81% or greater of AMI	7
Unknown/Under Reported/Over Reported	

SECTION VII: ADMINISTRATIVE - APPENDICES
5. Public Housing Wait List Demographic Information

Public Housing Wait Lists Demographics as of June 30, 2008 from the Yardi Database [^]								
Wait List	Total Applicants	Total Applications**	Total Persons	Area Median Income			Number of applicants with income 81% or greater of AMI	Disabled
				Number of applicants with income <30% of AMI	Number of applicants with income 30-50% of AMI	Number of applicants with income 51-80% of AMI		
Family***	22,274	22,278	60,660	21,071	998	199	8	3,399
Senior Site-based	7,810	14,350	16,516	13,251	941	149	9	5,030
Total	30,084	36,628	77,176	34,322	1,939	348	17	8,429

Wait List	Race				Ethnicity	
	White	Black	Indian/ Alaskan	Asian/ Pacific Islander	Other	Hispanic*
Family	3,021	13,958	15	181	5,103	3,955
Senior Site-based	942	3,706	43	272	9,387	944
Total	3,963	17,664	58	453	14,490	4,899

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 system.
[^]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.

** Total applications are different from total applicants. Total applicants are the distinct number of applicants, whereas, total applications includes multiple applications by a single applicant.

*** Family Wait List data incorporates information from both the Community-Wide and Community-Area Wait Lists.

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6. Public Housing Occupancy By Development

Family Developments' Occupancy as of June 30, 2008 from the Yardi Database*			
Family Developments	Total Units	Occupied Units	Total Number of Residents
873 N.LARRABEE	4	4	8
ABLA-ABBOTT ROWHOUSE	164	106	349
ABLA-BROOKS HOMES	330	318	664
ALTGELD GARDENS	1498	510	1443
ARCHER COURTS	4	4	11
BRIDGEPORT HOMES	116	45	122
DEARBORN HOMES	800	148	351
DOMAIN LOFTS	16	15	16
FRANCES CABRINI EXTENSION SOUTH	594	98	222
FRANCES CABRINI ROWHOUSES	583	234	594
FOUNTAINVIEW	14	3	10
GOVERNOR HENRY HORNER - WESTHAVEN	313	285	881
GOVERNOR HENRY HORNER (SCATTERED)	55	49	161
GOVERNOR HENRY HORNER ANNEX (ADAMS & WOOD)	91	83	194
GOVERNOR HENRY HORNER HOMES	91	85	243
GOVERNOR HENRY HORNER PHASE 1 (SB)	9	8	23
HANSBERRY SQUARE	83	83	207
HAROLD ICKES HOMES	738	175	470
HILLIARD FAMILY HOMES	117	116	303
HUTCHINSON ROW	20	20	61
IDA B. WELLS EXTENSION-PRIVATE	198	67	175
JACKSON SQUARE AT WEST END	57	57	180
JAZZ ON THE BOULEVARD	30	30	74
KEYSTONE PLACE	38	37	103
LAKE PARK CRESCENT	60	60	143
LAKEFRONT-3939 S. LAKE PK	150	75	174
LAKEFRONT-3983 S. LAKE PK	150	66	152
LANGSTON	29	28	71
LATHROP HOMES	925	264	489
LAWNDALE GARDENS	124	42	119
LECLAIRE COURTS EXTENSION	293	100	248
LOWDEN HOMES	127	109	323
MAHALIA PLACE OF LEGENDS	54	52	134
MOHAWK NORTH	16	16	38
MOHAWK PARTNER	5	5	16
NORTH TOWN VILLAGE	39	38	84
NORTH TOWN VILLAGE II	40	38	117

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

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6. Public Housing Occupancy By Development

Family Developments' Occupancy as of June 30, 2008 from the Yardi Database*			
Family Developments	Total Units	Occupied Units	Total Number of Residents
OAKWOOD SHORES 1A	63	60	155
OAKWOOD SHORES 1B	63	59	124
OLD TOWN SQUARE	16	16	27
OLD TOWN VILLAGE EAST I	12	12	24
OLD TOWN VILLAGE EAST II	16	16	23
OLD TOWN VILLAGE WEST	38	38	88
ONE SOUTH LEAVITT	2	2	2
ORCHARD PARK	13	13	45
QUINCY	27	27	59
PARK BOULEVARD	100	30	70
PARKSIDE CONDO	73	10	41
PHILLIP MURRAY HOMES	500	113	247
RENAISSANCE NORTH	18	18	38
RIVER VILLAGE NORTH	25	25	51
RIVER VILLAGE POINTE	12	12	11
RIVER VILLAGE SOUTH	18	18	41
ROOSEVELT SQUARE	125	120	110
SCATTERED SITE NORTHCENTRAL	1109	1025	3213
SCATTERED SITE NORTHEAST	619	555	1570
SCATTERED SITE SOUTHEAST	531	438	1355
SHAKESPEARE	12	9	18
SCATTERED SITE SOUTHWEST	301	258	912
SCATTERED SITE WEST	248	229	731
ST. EDMUND'S MEADOWS	14	14	57
THE PERSHING	27	26	39
TRUMBULL PARK HOMES	457	138	316
WASHINGTON PARK HOMES	238	93	284
WENTWORTH GARDENS	336	180	391
WEST END	14	14	52
WESTHAVEN PARK	87	86	239
WESTHAVEN PARK PHASE IIB	70	41	106
WASHINGTON PARK TOWERS (WTP)	34	33	33
WILLIAM GREEN HOMES	399	154	580
TOTAL	13,592	7,355	20,025

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

SECTION VII: ADMINISTRATIVE - APPENDICES

6. Public Housing Occupancy By Development

Senior Developments' Occupancy as of June 30, 2008 from the Yardi Database*

Senior Developments	Total Units	Occupied Units	Total Number of Residents
ADA S. DENNISON -McKINLEY APTS (formerly 69TH & SO. CHGO. APTS)	125	118	124
ALBANY	350	271	284
ALFREDA BARNETT BUSTER APTS (formerly 150 S. CAMPBELL)	128	114	122
ARMOUR SQUARE ANNEX	194	176	221
ARMOUR SQUARE APTS	198	190	217
BRIDGEPORT HOMES ELDERLY	14	14	14
CALLNER	147	138	156
CAMPBELL APTS	165	142	144
CAROLINE HEDGER APTS (formerly SHERIDAN & DEVON)	450	415	484
CASTLEMAN APTS	201	167	194
DANIEL HUDSON BURNHAM APTS (formerly LOYOLA & RIDGE APTS)	181	161	203
EDITH SPURLOCK SAMPSON APTS (formerly LINCOLN & SHEFFIELD ANNEX)	206	190	200
EDITH SPURLOCK SAMPSON APTS (formerly LINCOLN & SHEFFIELD)	188	161	176
ELIZABETH DAVIS APTS (formerly FRANKLIN/DRAKE)	149	141	152
ELIZABETH WOOD APTS (formerly LARRABEE SENIOR APTS)	86	41	42
ELLA FLAG YOUNG APTS (formerly SHERIDAN & LELAND)	235	189	224
FISHER APTS	200	175	213
FLANNERY APTS	203	183	195
GREEN APTS	154	138	145
HILLIARD SENIOR APARTMENTS	188	187	235
IDA PLATT APTS (formerly TRUMBULL-YATES APTS)	28	21	22
IRENE McCOY GAINES APTS (formerly GARFIELD)	151	119	127
JUDGE SLATER APTS	407	297	306
LAWRENCE APTS	193	173	172
LINCOLN & PERRY ANNEX	183	170	178
LINCOLN & PERRY APTS	267	236	245
LINDA PUCINSKA APTS (formerly ECKHART ANNEX)	206	198	209
LINDA PUCINSKA APTS (formerly ECKHART)	172	163	171
LONG LIFE APTS (formerly SHIELDS)	116	107	135
LORRAINE HANSBERRY APTS (formerly PARKSIDE APTS)	169	158	167
MAHALIA JACKSON APTS (formerly 9141 S. CHGO. APTS)	141	134	139
MAHALIA JACKSON APTS (formerly 9177 S. CHGO. APTS)	141	136	140
MARGARET DAY BLACK APTS (formerly CLARK & WEBSTER APTS)	100	93	100
MARIA DIAZ MARTINEZ APTS (formerly DICKENS & BURLING APTS)	134	123	130
MARY HARTWELL CATHERWOOD APTS (formerly CLARK & IRVING ANNEX)	97	93	104
MARY HARTWELL CATHERWOOD APTS (formerly CLARK & IRVING APTS)	260	238	276
MARY JANE RICHARDSON-JONES APTS (formerly 49TH & LANGLEY APTS)	174	132	132
MAUELLE BROWN BOUSFIELD APTS (formerly WASHINGTON PARK APTS)	92	77	79

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

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6. Public Housing Occupancy By Development

Senior Developments' Occupancy as of June 30, 2008 from the Yardi Database*			
Senior Developments	Total Units	Occupied Units	Total Number of Residents
MINNIE RIPPERTON APTS (formerly 4250 S. PRINCETON)	339	224	253
RACINE	212	183	187
SCHNEIDER APTS	174	157	191
SULLIVAN	482	372	394
VIVIAN CARTER APTS (formerly 64TH & YALE APTS)	224	190	196
VIVIAN GORDON HARSH APTS (formerly 4227 S. OAKENWALD)	124	106	111
WASHINGTON PARK ELDERLY	22	18	18
WICKER ANNEX	115	113	120
WICKER PARK	110	107	117
WILLIAM JONES	116	110	125
ZELDA ORMES APTS (formerly LASALLE/DIVISION)	269	255	264
TOTAL	8,980	7,814	8,553

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

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7. Housing Choice Voucher (HCV) Program & Wait List Demographic Information

Demographics of Current HCV Program Participants as of May 31, 2008			
Total HCV Program Participants			95,175
	Heads of Household	Other Household Members	Total
Age			
18 years and older	34,430	16,107	50,537
Under 18	4	44,523	44,527
Unknown/Pending	0	111	111
Race			
White	4,531	5,899	10,430
Black	29,792	54,197	83,989
American Indian/Alaskan	30	41	71
Asian	57	57	114
Hawaiian/Pacific Islander	6	13	19
Multiple Races Selected	18	0	18
Unknown/Pending	0	534	534
Ethnicity			
Hispanic	3,669	5,652	9,321
Non-Hispanic	30,765	53,843	84,608
Unknown/Pending	0	1,246	1,246

Demographics of Current HCV Program Participants as of May 31, 2008	
Bedroom Breakdown	Total
0 Bedroom	1,773
1 Bedroom	4,389
2 Bedroom	9,770
3 Bedroom	12,541
4 Bedroom	4,177
5 Bedroom	1,399
6 Bedroom	299
7 Bedroom	68
8 Bedroom	18
Unknown/Pending	0
Income Ranges (All household members)	Total
0.00 - .99	52,287
1.00 - 9,999	30,190
10,000 - 19,999	8,476
20,000 - 29,999	3,220
30,000 - 39,999	838
40,000 +	163
Unknown/Pending	1

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7. Housing Choice Voucher (HCV) Program & Wait List Demographic Information

Demographics of HCV Program Wait List Applicants as of August 8, 2008	
Total Head of Household on HCV Wait List	40,000
	Percentage of Heads of Household (%)
Race	
White	4.9
Black	82.3
Other	2.1
Ethnicity	
Hispanic or Latino	10.0
Non-Hispanic	90.0
Disabled Population	
Head of Household with Disability	22.0
Spouse with Disability	1.2
Dependent with Disability	5.7
Other Disability Reported	3.1
No Disability Reported in the Household	55.4
Other	
Veteran	4.4
Income Source is Wages	42.8
Living within the city of Chicago	78.7

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8. Development Number Translation Table

CORRESPONDING DEVELOPMENT NUMBERS		
Development Name	Development Number	Page Number (s)
Family Housing Redevelopment/Rehabilitation - Mixed-Income/Mixed-Finance		
Lake Parc Place	Not Assigned Yet By HUD	11,141
Fountainview	IL002124000	11,35,74
Frances Cabrini Extension South	IL002089000	11,21,22,74,127,128,135,141
Lathrop Homes	IL002022000	11,13,36,74,135,141
William Green Homes	IL000200400 IL002092000	11,22,74,127,128,136,142
LeClaire Courts Extension	IL002024000	11,13,38,39,74,136,141
Lawndale Complex	IL002093000 IL002095000	11,37,74,141
ABLA Homes		11,12,15,17,74,141
Roosevelt Square Phase 1	IL002116000	12,15,17,74,93,142
Roosevelt Square Phase 2	IL002133000	15,17,93,142
Roosevelt Square Phase 2 For-Sale		92
Brooks Rehab Robert H. Brooks Homes Grace Abbott Homes Jane Addams Homes	IL002001000	11,12,13,17,18,74,141
Loomis Courts	Not Assigned Yet By HUD	11,13
Frances Cabrini Extension North		11,12,19,20,61,65,74,141
Frances Cabrini Homes	IL002091000	12, 19,20,141
River Village North	IL002118000	141
River Village South	IL002136000	141
Domain Lofts	IL002101000	
North Town Village 1 & 2	IL002028000 IL002109000	141
Old Town Village East 1 & 2	IL002102000 IL002103000	141
Old Town Village West	IL002104000	141
Orchard Park	IL002090000	141
Renaissance North	IL002098000	141
Mohawk North Infill/Partners River Village Pointe Old Town Square	IL002027000 IL002129000 IL00208800	141
Parkside of Old Town Phase 1a	IL002126000	19,74,142
Parkside of Old Town Phase 1b	IL002131000	19,74,142
The Larrabee	IL002031000	19,20
Parkside of Old Town Phase IIA	Not Assigned Yet By HUD	92
Clybourn/Larrabee	Not Assigned Yet By HUD	20
Governor Henry Horner Homes		11,12,15,24,25,74,136,141
Governor Henry Horner Homes Westhaven Park Phase 1 Westhaven Park Phase 2a2	IL002019000 IL002093000 IL002035000	11,13,24,74,141 11,13,24,141,142 11,13,24
Westhaven Park Low-rise	Not Assigned Yet By HUD	
Westhaven Mid-rise Phase IIA Westhaven Park Mid-rise Phase IIB	IL002121000	11,13,24,142 11,13,24,142
Westhaven Park IIC	Not Assigned Yet By HUD	
Lakefront Replacement Housing		11,26,74,136,141
Hutchinson Row Shakespeare	IL002033000	26,141,142
Lake Park Crescent 1 Lake Park Crescent	IL002105000	11,12,26,27,74,141
Lake Park Crescent Phase 1A	IL002002235	26,141
Lakefront Scattered	IL002032000	13,26
Jazz on the Boulevard Drexel Development	IL002119000	141
Lake Park Crescent Condos	IL002140000	15,26,141
Lake Park Crescent Phase II Rental	Not Assigned Yet By HUD	92
Rockwell Gardens		11,15,32,74,137
Rockwell Phase 1B	Not Available Yet	15,32
West End Phase 2	Not Available Yet	15,32,142
Archer Courts 2	IL002112000	15,32,141
West End Phase 1a	IL002107000	15,32
One South Leavitt	IL002106000	15,32,142
Jackson Square at West End Phase 1b	IL002120000	15,32,141

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8. Development Number Translation Table

CORRESPONDING DEVELOPMENT NUMBERS		
Development Name	Development Number	Page Number (s)
Family Housing Redevelopment/Rehabilitation - Mixed-Income/Mixed-Finance		
Stateway Gardens		
Stateway Gardens Phase 2	Not Assigned Yet By HUD	11,13,15,33,74,127,137,
Park Boulevard Phase 1B	IL002125000	13,15,74
The Pershing	IL002115000	15,33,142
Park Boulevard Phase 2	Not Assigned Yet By HUD	33,142
Robert Taylor Homes		
Taylor B	IL002037000	33,92,
Mahalia Place	IL002117000	11,12,15,17,30,74,93,127
Hansberry Square	IL002127000	11
Langston	IL002021000	142
Legends South Phase C-2 Rental (Coleman Place)	IL002139000	141
Quincy	IL002020000	141
Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes		
Ida B. Wells Extension	IL002017000	11,12,15,17,28,74,93,
Arches of Oakwood	Not Assigned Yet By HUD	11,12,13,28,29,63,64,74,142
Oakwood Shores Phase 1a	IL002113000	11,12,13,28,74,142
Oakwood Shores Phase 2a	IL002130000	11,12,13,28,74,142
Oakwood Shores Phase 1b	IL002137000	11,12,13,28,74,142
Oakwood Shores Phase 2B(One)	Not Assigned Yet By HUD	92
Oakwood Shores Mercy Phase 2B	Not Assigned Yet By HUD	92
Washington Park Homes		
Washington Park Homes	IL002127000	11,12,15,17,34,74,93,136,142
Washington Park High-rises	Not Assigned Yet By HUD	11,13,34,74,136,142
St. Edmunds Meadows	IL002128000	34,127
Keystone Place Rental	IL002122000	34,142
Hilliard Towers Apartments		
Hilliard Apartments Phase I	IL002099000	34,141
Hilliard Apartments Phase II	IL002100000	23,74,141
Family Housing Rehabilitation		
Lawndale Gardens	IL002095000	11,34,43,50,74,136,141
Wentworth Gardens	IL002040000	11,43,54,74,135,142
Frances Cabrini Rowhouses	IL002089000	11,48,74,136,141
Dearborn Homes	IL002013000	11,47,74,135,141
Harold Ickes Homes	IL002016000	11,55,74,135,141
Frank Lowden Homes	IL002025000	11,51,74,136,141
Trumbull Park Homes	IL002038000	11,52,74,135,142
Washington Park Low-Rises	Not Assigned Yet By HUD	11,53,63,74
Bridgeport Homes		
Bridgeport Homes	IL002003000	11,46,74,136,141
Bridgeport Apartments		
Altgeld Gardens/Phillip Murray		
Altgeld Gardens	IL002002000	11,12,45,74,93,136,141
	IL002002100	
Phillip Murray Homes	IL002002300	11,12,45,74,93,136,141
	IL002002100	
Lake Parc Place		
Lake Parc Place (Victor Olander Homes)	IL002018100	11,49,74,136,141
Lake Parc Place (Victor Olander Extension)		
Senior Designated Housing		
Senior Housing South	IL002033000	11,74,143,144,148
	IL002078000	
William Castleman Apartments	IL002054000	74,143,144,148
Judge Slater Apartments		
Judge Slater Annex		
Britton Budd Apartments	IL002053000	11,42,69,148
Campbell Apartments	IL002082000	143,148
Lawrence Apartments	IL002086000	143,148
Green Apartments	IL002083000	143,148
Lincoln Perry Apartments	IL002052000	143,148
Lincoln Perry Annex	IL002031000	143,148
	IL002031002	
	IL002032000	
	IL002033000	
	IL002033500	
	IL002034000	
	IL002052100	

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8. Development Number Translation Table

CORRESPONDING DEVELOPMENT NUMBERS		
Development Name	Development Number	Page Number (s)
Senior Designated Housing		
Mahalia Jackson Apartments (formerly 9141 S. Chgo Apt)	IL002041000	143,148
Mahalia Jackson Apartments (formerly 9177 S. Chgo Apt)		
Harry Schneider Apartments	IL002063000	144,148
Daniel Hudson Burnham Apartments (formerly Loyola & Ridge Apt)	IL002075000	143,148
Fannie Emanuel Apartments (formerly Parkview)	IL002065000	143,148
Linda Pucinska Apartments (formerly Eckhart)	IL002043000	74,143,149
Linda Pucinska Apartments (formerly Eckhart Annex)		
Wicker Park Apartments	IL002068000	143,149
Wicker Park Annex		
Flannery Apartments	IL002044000	11,74,143,149
Long Life Apartments (formerly Shields)	IL002066000	143,149
Armour Square Apartments	IL002046000	143,149
Armour Square Annex- Senior	IL002017000	143,149
Sullivan Apartments	IL002067000	143,149
Irene McCoy Gaines Apartments (formerly Garfield Apartments)	IL002062000	143,149
Fisher Apartments	IL002057000	143,149
Elizabeth Davis Apartments formerly Franklin Boulevard Apartments)	IL002048000	143,149
Callner Apartments		
Kenmore Apartment 5040 N. Kenmore Apartments	IL002051000	11,74
Ella Flag Young Apartments (formerly Sheridan & Leland) 4645 N. Sheridan Apartments	IL002060000	143,149
Edith Spurlock Sampson Apartments (formerly Lincoln & Sheffield) 2640 N. Sheffield Ave.	IL002074000	143,149
Edith Spurlock Sampson Apartments (formerly Lincoln & Sheffield Annex)		
2720 N. Sheffield Apartments		
Caroline Hedger Apartments (formerly Sheridan & Devon) 6400 N. Sheridan Apartments	IL002076000	143,149
Zelda Ormes Apartments (formerly LaSalle/Division) 116 Elm Apartments	IL002049000	143,149
Yates Garden Apartments	IL002038000	144,149
Mary Jane Richardson-Jones Apartments (formerly 49th & Langley Apt)	IL002079000	143,149
Vivian Carter Apartments (formerly 64th & Yale Apartments)	IL00208000	144,149
Albany 3030 W. 21st Apartments	IL002061000	143,149
Mary Hartwell Catherwood Apartments (formerly Clark & Irving Apartments) 3930 N. Clark Apartments	IL002055000	143,149
Mary Hartwell Catherwood Apartments (formerly Clark & Irving Annex) 3920-40 N. Clark Apartments		
Margaret Day Black Apartments (formerly Clark & Webster Apartments)	IL002032000 IL002071000	143,149
Maria Diaz Martinez Apartments (formerly Dickens & Burling) 2111 N. Halsted Apartments	IL002072000	143,149
Larrabee Senior Apartments 1845 N. Larrabee Apartments	IL002073000	11,143,149
Parkside Apartments 5670 W. Lake Apartments	IL002064000	143,149
Racine 1611 S. Racine Apartments	IL002063000	144,149
Alfreda Barnett Buster Apartments (formerly 150 S. Campbell)	IL002042000	143,149
Vivian Gordon Harsh Apartments (formerly 4227 S. Oakenwald)	IL002077000	144,149
Minnie Ripperton Apartments (formerly 4250 S. Princeton)	IL002033000 IL002078000	144,149
Ada S. Dennison McKinley Apartments (formerly 69TH & So. Chicago. Apt)	IL002081000	143,149
Bridgeport Elderly	IL002003000	143,149
SS-NC-925 N California Ave.	Not Assigned Yet By HUD	
SS-SE-6817 S Merrill Ave.	Not Assigned Yet By HUD	
Hyde Park Area	IL002039000	
Washington Park Apartments 4949 S Cottage	IL002033000 IL002034000 IL002087000 IL002039000	143,144
Washington Park Hyde- Elderly (B)	Not Assigned Yet By HUD	149
Washington Park (Elderly)	Not Assigned Yet By HUD	149
William Jones Apartments	IL002070000	144,149
661 E. 69th Street Apartments	IL002081000	149
Scattered Sites By Region		
Scattered Sites Northeast	IL002031000 IL002031002 IL002032000 IL002034000 IL002059000 IL002071000	11,42,74,136,149

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8. Development Number Translation Table

CORRESPONDING DEVELOPMENT NUMBERS		
Development Name	Development Number	Page Number (s)
Scattered Sites By Region		
Scattered Sites Southeast	IL002031000 IL002031002 IL002032000 IL002033000 IL002034000 IL002039000 IL002078000	11,42,63,74,136,150
Scattered Sites Southwest	IL002031000 IL002031002 IL002032000 IL002033000 IL002034000 IL002035000 IL002052100 IL002087000	11,42,62,74,136,150
Scattered Sites West	IL002031000 IL002031002 IL002032000 IL002033000 IL002034000 IL002035000 IL002052100 IL002087000	11,42,74,136,150
Cabrini/Lincoln		11
Other Properties Owned or Managed by the CHA		
LeClaire Courts (City-State)	Not Assigned Yet By HUD	58,150
Charles A. Hayes Family Investment Center (FIC)	IL002999999P	58,150

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9. Public Housing Five-Year Capital Fund Program

Public Housing Capital Improvement Plan							
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5		
Sources of Funds	Total CHA Capital	2009	2010	2011	2012	2013	2014
Capital Fund Program	\$ 602,365,146	\$ 113,693,225	\$ 108,008,564	\$ 102,608,136	\$ 97,477,729	\$ 92,603,842	\$ 87,973,650
HOPE VI Grants	51,892,000	19,800,000	21,692,000	1,850,000	7,450,000		1,100,000
HOPE VI Demo	2,211,000	2,211,000					
Other Funding	5,976,592	850,000	4,055,000	1,071,592			
General Fund Requirement	789,721,900	133,288,177	137,886,184	163,618,674	187,023,632	103,905,751	63,999,482
Projected Capital Fund Carryover	21,057,966	21,057,966					
Total Sources	\$ 1,473,224,604	\$ 290,900,368	\$ 271,641,748	\$ 269,148,402	\$ 291,951,361	\$ 196,509,593	\$ 153,073,132
Uses of Funds (1)							
Category 1: Existing Redevelopment Commitments	\$ 157,259,756	\$ 32,115,464	\$ 28,722,000	\$ 34,139,292	\$ 16,923,000	\$ 10,230,000	\$ 35,130,000
Category 2: Senior Housing	113,811,920	27,720,533	25,172,568	20,376,481	31,875,941	4,598,503	4,067,894
Category 3: Scattered Sites	23,951,000	5,008,286	5,111,286	3,457,857	3,457,857	3,457,857	3,457,857
Category 4: Non-202 Family Properties	240,826,106	43,726,561	46,341,636	44,703,602	52,607,786	38,356,520	15,090,000
Category 5a: 202 Family Properties	467,645,685	82,251,127	83,631,190	84,314,740	100,609,210	76,770,466	40,068,951
Category 5b: 202 Family Properties	105,738,764	21,750,000	20,238,764	18,400,000	22,350,000	9,250,000	13,750,000
Contingency	32,012,628	6,972,193	6,469,232	6,339,183	6,563,354	4,760,744	907,923
Architectural & Engineering	38,465,153	8,416,631	7,763,078	7,607,019	7,876,024	5,712,893	1,089,508
Construction Management	20,314,557	4,560,832	4,689,470	4,830,154	4,975,058	1,259,043	
Sub-Total - Project Capital Requirements	1,200,025,569	232,521,628	228,139,224	224,168,328	247,238,230	154,396,026	113,562,133
Capital Improvements (Private Management)	37,951,670	7,951,670	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
Development Management Staff and Expenses	18,034,293	2,586,469	3,078,058	3,075,684	3,073,315	3,070,947	3,149,821
Capital Construction Staff and Expenses	12,228,642	1,732,046	2,090,466	2,088,641	2,086,816	2,084,996	2,145,678
Other Administrative Expenses	300,000	300,000					
Environmental Consulting/Remediation includes CCD	82,386,180	10,442,180	14,948,000	16,430,500	16,168,500	13,570,000	10,827,000
Family Property Make-Ready	282,000	282,000					
Total Uses	1,351,208,354	255,815,993	254,255,748	251,763,152	274,566,861	179,121,968	135,684,632
Bond Debt Service							
Interest	55,286,250	10,569,375	9,766,000	9,375,250	8,964,500	8,532,625	8,078,500
Serial Principal	66,730,000	24,514,999	7,620,000	8,010,000	8,420,000	8,855,000	9,310,000
Total Bond Debt Service	122,016,250	35,084,375	17,386,000	17,385,250	17,384,500	17,387,625	17,388,500
Total Expenditure	\$ 1,473,224,604	\$ 290,900,368	\$ 271,641,748	\$ 269,148,402	\$ 291,951,361	\$ 196,509,593	\$ 153,073,132
Cumulative Funding Availability / (Requirement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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10. Senior Designated Housing Plan Update

Since March 14, 2005, when the CHA's FY2005 Senior Designated Housing Plan (SDHP) was approved by HUD, the CHA has allocated 65 buildings across 59 developments to individuals age 62 and older. In FY2009, the CHA will continue to encourage seniors age 60 and older to apply for public housing at CHA senior designated housing properties and remain on the Senior Site-Based Wait Lists until they reach the age of 62 and can be housed. The CHA is authorized to continue the implementation of the FY2005 SDHP through the Amended and Restated MTW Agreement, in Attachment D, Paragraph 7.

During FY2009, the CHA will sustain efforts to track requests and transfers of residents impacted by the FY2005 SDHP, who have been or will be transferred from a senior designated housing property to family housing. Since the implementation of the FY2005 SDHP, the CHA has been committed to offering impacted residents alternative housing options, and will continue to do so during FY2009. Correspondingly, the CHA will continue to apply an aggressive media campaign throughout FY2009, focused on reaching the 98% occupancy rate benchmark at its senior designated housing properties.

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11. Section 3 Program

In FY2009, the CHA will continue to focus on creating a model Section 3 Program, which will be utilized as a tool for increasing economic self-sufficiency among residents. Currently, the Section 3 Program focuses on providing low and very-low income individuals with employment, job training, and contract opportunities.

From a compliance standpoint, throughout FY2009, all vendors who partner with the CHA will continue to be advised of the Section 3 Program and made aware of regulations and guidelines at both pre-award and pre-construction meetings. The CHA maintains its commitment to the Section 3 Program by ensuring all contracted vendors comply with Section 3 Program requirements. Failure to do so on the behalf of vendors may result in a withholding of funds until compliance has been demonstrated.

In tangent with the CHA's Section 3 compliance arm, in FY2009 the CHA will work to enhance its Section 3 Program functions. To do this, the CHA will convene a working group consisting of representatives from various CHA departments. Best practice research may also be conducted, which will focus on numerous housing authorities that HUD has identified as having model Section 3 programs. Using both the data and information collected from the best practice research, the working group will focus on the overarching goal of increasing external partnerships with stakeholders, which ultimately could expand the pool of Section 3 Program employers.

In FY2008 and continuing into FY2009, an assessment of the Section 3 Program will be conducted covering both construction and non-construction jobs and how to best integrate Section 3 programming with other workforce development initiatives. Increasing and building upon existing partnerships with external stakeholders will improve the Section 3 Program threefold: (1) by creating fruitful relationships with key external stakeholders, the CHA will subject residents to strong vendor partnerships that will offer full-time employment opportunities; (2) the enhanced Section 3 Program will allow residents to transition from seasonal and part-time employment, to full-time employment that will make economic self-sufficiency more attainable; and (3) through increased partnership development, job training opportunities for residents will look to increase as well. By creating a model Section 3 Program, the CHA will enhance contracting opportunities for residents in FY2009 and beyond.

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12. Violence Against Women Act (VAWA)

Over the next year, the CHA will continue its commitment to support and/or assist victims of domestic violence, dating violence, sexual assault, or stalking (hereinafter “VAWA Protected Class”) in furtherance of the objectives laid out in The Violence Against Women Act (VAWA). VAWA protects both public housing residents and Housing Choice Voucher (HCV) Program participants, among others, from eviction when the individual alleges to be a member of a VAWA Protected Class.

Public Housing Residents

The CHA’s efforts in carrying out VAWA objectives for public housing residents are two-fold: (1) to encourage and assist residents in creating safety plans; and (2) to implement and manage proposed and ongoing policies and procedures pertaining to VAWA.

During FY2009, the CHA will work to inform public housing residents on the benefits of developing a safety plan, which is to increase both their physical safety and emotional well being. CHA staff will also help residents in locating resource and support providers, who can assist in developing safety plans, based on each individual is need. Throughout the year, the CHA will continue to support the relocation needs of the VAWA Protected Class in order to ensure the provision of safe, decent, and affordable housing for them and their families.

The CHA has an ongoing mission to implement and manage VAWA policies and procedures, which will continue in FY2009. The CHA anticipates updating the CHA’s Work Requirement Safe Harbor provision contained in the FY2007 Admission and Continued Occupancy Policy (ACOP) in order to expand the categories for Safe Harbor to include members of the VAWA Protected Class. The goal of this policy change will be to provide a temporary reprieve to victims from working or looking for work so that each can focus on removing violent factors from their life and rebuilding a safe and healthy environment for themselves and their families.

HCV Program Participants

During FY2009, to support HCV Program participants who fall into a VAWA Protected Class and who request to move out of their current unit into a unit located in another jurisdiction as a result of a reasonable belief of an imminent threat of harm, the CHA will make all reasonable efforts to expedite the portability process for those participants. In addition, the CHA will relax the 12-month jurisdiction residency requirement for HCV Program participants who request to move as a result of a reasonable belief of an imminent threat of

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12. Violence Against Women Act (VAWA)

harm, as long as the participants remain in their jurisdiction. For participants entering the HCV Program in FY2009, who fall into a VAWA Protected Class, if eligible, the CHA will extend the voucher issuance period to allow more time for those eligible participants to locate safe housing.

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13. FY2007 RASS Follow-Up Plan

Communication

To ensure that communications remain fluid between residents and the CHA, the CHA will pursue distinct approaches to achieve this objective. The CHA Asset Management Department has a staff person assigned to serve as the Resident Support Manager, and is responsible for handling all resident questions, concerns, and complaints. The Resident Support Manager meets with residents who stop by the CHA Administrative Office, as well as addresses phone calls or letters from residents. On average, concerns are addressed within 48 hours. In addition, the Asset Management Department regularly conducts its own customer service surveys. The purpose of the surveys is to determine whether residents are satisfied with their housing and maintenance staff, as well as to ensure that property management staff is accessible and accommodating. The survey also provides another avenue for residents to communicate directly with CHA staff.

The Asset Management Department meets monthly with both the Property Management Area Supervisors and property managers to disseminate general information to be shared with residents. Property managers also regularly hold "town hall" meetings with residents to share pertinent information from the CHA.

Property managers use the re-examination process as another avenue to communicate in both a poignant and effective manner with residents. During the re-examination process, the Residential Lease Agreement and Admissions and Continued Occupancy Policy are reviewed with each leaseholder to ensure that lease compliance is understood. This one-on-one information exchange between residents and property management staff affords residents another opportunity to communicate their concerns to property managers.

The CHA continues to produce and air its cable television show, "A Better Place." Through "A Better Place," the CHA relays vital information about the Plan for Transformation to residents and external stakeholders. Lastly, "CHAT," a weekly radio call in show, also provides an avenue for residents to speak directly to CHA staff.

Safety & Security

Each senior designated housing property continues to be staffed with an onsite security officer for at least one eight-hour shift per day. Additionally, the CHA recently standardized the security services to be performed to ensure a baseline level of services at each site. This overall security initiative is anticipated to cost \$12 million over the course of a two-year contract between the private property management company and the security contractor.

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13. FY2007 RASS Follow-Up Plan

During FY2008, the CHA's Asset Management Department revamped the Tenant Safety and Patrol Program (formerly known as Resident Outreach Services), making the property managers directly responsible for the oversight of the volunteer patrol group, which is comprised of residents. Resident participants, in addition to patrolling property sites with controlled access, may be responsible for monitoring common areas such as laundry facilities, playground areas, and recreational rooms. Resident participants receive an incentive for their participation in the form of a rent credit.

The property managers and CHA asset managers are required to attend monthly "CAPS" (Chicago Alternative Policing Strategy) Meetings. These meetings constitute a collaborative effort between the Chicago Police Department (CPD) and the community to curtail crime. In furtherance of the collaborative efforts, the CHA renewed its Intergovernmental Agreement with the CPD to provide specialized policing programs in areas designated by the CHA and CPD as high crime areas and to provide the CHA with statistical and report information regarding crime at CHA properties or committed by public housing residents.

Lastly, during FY2008, the CHA entered into an Intergovernmental Agreement with the City of Chicago and the Public Buildings Commission to develop a strategy and install surveillance cameras in designated public housing developments. This initiative is valued at \$2.5 million over the course of two years.

Neighborhood Appearance

By the end of FY2009, the CHA anticipates that it will have revitalized 71.7% of the 25,000 unit delivery commitment made under the Plan. The CHA is committed to ensuring that properties remain in and quality conditions for its residents. To better assess properties, the CHA Asset Management Department is separated by portfolio (family, mixed-income/mixed-finance, and senior). Each portfolio has an assigned Quality Control Specialist. In addition to other assigned duties, each Quality Control Specialist is required to visually inspect assigned developments to review "curb appeal" and the cleanliness of common areas.

The CHA also participates in the City of Chicago's "Clean and Green" initiative in which residents are encouraged to take steps to keep their property clean and ecologically efficient. The CHA supports resident participation by hosting a competition for the community that keeps their property the cleanest during the summer months.

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14. Public Consultation

The public comment period for the Draft FY2009 Moving to Work Annual Plan – Plan for Transformation Year 10 began on Monday, August 18, 2008 at 8:00 a.m. and ran through Tuesday, September 16, 2008 at 5:00 p.m. Thereafter, the public comment period was extended for an additional two weeks, through September 30, 2008 at 5:00pm. A public comment hearing was held at 6:00pm on August 27, 2008 at the Chicago Cultural Center (GAR Hall), located at 78 East Washington Street, Chicago, Illinois 60602.

The CHA placed advertisements in the *Chicago Sun Times* and *Hoy* on the weekend of July 18 – 20, 2008, and also the *Chicago Defender*, during the week of July 23 – 29, 2008, to inform residents and the public about both the public comment period and hearing. Additionally, residents were advised of the public comment period via their August 2008 rent statement or a flyer distributed by property managers. Flyers were also posted at property management offices. All public comments received and the CHA's responses have been included on the following pages.

PUBLIC COMMENTS: FY2009 Moving to Work Annual Plan - Plan for Transformation Year 10				
Row #	Date	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
1	7/21/2008	Coalition for Fair Housing Project	Why aren't there more affordable one and two bedroom apartments in the northwest wards, in particular the 45th and 47th wards? We should support tax credits for landlords so more affordable housing will be available. Also, we need to lobby lawmakers to pass the Robin Hood Act to protect the working poor from class discrimination by developers, landlords, aldermen and other politicians.	Thank you for your comment. The CHA is committed and always interested in building in opportunity areas.
2	8/18/2008	Jonathan Clark	Are Lathrop Homes going to be demolished?	The CHA remains committed to delivering 25,000 units of public housing through the Plan for Transformation. Lathrop Homes will be redeveloped as a mixed income/mixed-finance community.
3	8/18/2008	Jonathan Clark	A working group, consisting of resident leaders, CHA Staff, other city officials and community organizations, was recently formed to assess the most effective strategy for revitalizing the community surrounding Lathrop Homes. How do I attend these meetings or find out more information?	Currently, there is no working group for Lathrop Homes. For more information regarding the redevelopment plans for Lathrop Homes, refer to the Lathrop Homes section of the FY2009 Annual Plan which is located in Section II: General Housing Authority Operating Information, Chapter 1: Housing Stock Information.
4	8/24/2008	Anonymous	When will the public comment hearing be held?	A public comment hearing was held Wednesday, August 27th. Individuals unable to attend the public comment hearing are able to submit oral or written comments to the CHA between August 18-September 30th.

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PUBLIC COMMENTS:				
FY2009 Moving to Work Annual Plan - Plan for Transformation Year 10				
Row #	Date	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
5	8/27/2008	Max Ellithorpe	I would like to request a paper copy of the latest edition of the CHA's Plan for Transformation.	A copy of the Draft FY2009 MTW Annual Plan was mailed on 8/27/08.
6	8/27/2008	Olivia Guye	What time will the hearing end? I want to arrange my PACE pick-up.	The public comment hearing will end after all comments have been heard.
7	8/28/2008	Bernadette Williams	I thought if you are 55 or older you could live in senior housing. The age limit should be changed.	The HUD-approved FY2005 Senior Designated Housing Plan requires that applicants be at least 62 years old to live in a senior designated housing building. The CHA is authorized, pursuant to the Amended and Restated MTW Agreement, to lower the age requirement for senior designated housing buildings to 55. However for FY2009, the senior designated housing buildings will remain 62 and older and allow individuals 60 and above to be added to the Senior Site-Based Wait Lists.
8	8/28/2008	Bernadette Williams	Since relocation started in 2002, residents with HCVs have been told that they had to pay money they were not previously told about. Why do HCV Program participants have to pay back money to the CHA?	Your comment has been forwarded to the CHA's HCV Department for further review.
9	8/28/2008	Bernadette Williams	The Victim's Assistance Program needs to be looked at. People will receive assistance, never leave the development, and the kids will always end up coming back. For example, some people receive a victim's assistance voucher and give the voucher to a family member to use. Others use the voucher to get out of the development but aren't really a victim at all.	Your comment has been forwarded to the CHA's Resident Services Division for further review.
10	8/28/2008	Bernadette Williams	How many mixed-income units are there right now?	By the end of FY2008, the CHA will have completed 2,814 mixed-income/mixed-finance units. For FY2009, the CHA anticipates completing an additional 155 mixed-income/mixed-finance units. For information regarding the CHA's anticipated unit delivery, refer to the FY2009 Anticipated Unit Delivery Schedule on page 11 of the Plan.
11	8/28/2008	Crystal Palmer	There is a new ACOP coming out at Westhaven Park, and the residents who live there have no idea, and they need to know. The overall concern was that residents living in mixed-income communities are not receiving the same notices that public housing residents receive. They are still public housing residents and want to remain apprised of communications relating to, and activities for and/or affecting public housing residents.	The CHA remains committed to communicating effectively with its residents. The notice for the new ACOP for Westhaven Phase IIC was circulated to families who have not yet been housed or who had it as a preference on their housing choice survey. The new ACOP for Westhaven Phase IIC only applies to families that will be moving into Phase IIC units.

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Row #	Date	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
12	8/28/2008	Crystal Palmer	Do substance abuse programs count towards the Work Requirement? If not, will these programs give you a safe harbor?	The FY2007 ACOP states that a resident's participation in a substance abuse treatment program does not count towards meeting the work requirement, but it may help a resident qualify for Safe Harbor.
13	8/28/2008	Crystal Palmer	What happens if a new HCV Program participant can not find a unit to lease within 90 days (the proposed new period for voucher issuance)?	The lease up period for HCV Program participants is 90 days. If there are extenuating circumstances preventing a voucher holder from finding a unit within that time frame, an extension may be requested.
14	8/28/2008	Elvena Duffie	My building has no antenna and unless one subscribes for cable, one cannot receive the regular national channels. Is reception for cable in my building the responsibility of the management company or the CHA?	Your comment has been forwarded to the CHA's Asset Management Department for review.
15	8/28/2008	Gloria Williams	For unit delivery, why don't you have the units that you are demolishing?	Unit delivery only lists the units that the CHA is returning to its housing stock. For information on the proposed units to be demolished and/or disposed of refer to page 60 of the Plan.
16	8/28/2008	Gloria Williams	It doesn't make any sense to not allow people under 60 years old into senior housing? We have so many vacancies. What is the rationale, especially since we now have authorization to allow people 55 and older to reside in senior housing? We need to have a city-wide meeting about senior buildings and lowering the senior housing age.	The HUD-approved FY2005 Senior Designated Housing Plan requires that applicants be at least 62 years old to live in a senior designated housing building. The CHA is authorized, pursuant to the Amended and Restated MTW Agreement, to lower the age requirement for senior designated buildings to 55. However for FY2009, the senior designated buildings will remain 62 and older and allow individuals 60 and older to be added to the wait list.
17	8/28/2008	Gloria Williams	People are coming back when they leave with the victims assistance voucher, and they should not be doing this.	Your comment has been forwarded to the CHA's Resident Services Division for further review.
18	8/28/2008	Gloria Williams	Some men living in CHA public housing don't want their wives to work. Work should be a family matter. Some property managers have been taking bank statements. This is not fair.	Pursuant to the FY2007 ACOP, every adult authorized member of a public housing unit, ages 18 to 62, is required to be engaged in employment related activity for 15 hours a week on a regular basis for the first year beginning in FY2009 and for 20 hours a week beginning in FY2010.
19	8/28/2008	Mary Wiggins	Rehabilitation is currently being done on 1845 N. Larrabee. Why is this property not being counted under senior housing rehabilitation for FY2009?	The CHA's 83 units under construction at 1845 N. Larrabee have a FY2008 anticipated unit completion date, which is why these units are not included in the FY2009 unit delivery totals.

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Row #	Date	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
20	8/28/2008	Mary Wiggins	We had 58 senior buildings and now there are 54. What accounts for the difference?	Pursuant to the Senior Designated Housing Plan (SDHP), in FY2000, the CHA was originally authorized to designate 58 of its properties as senior only. In FY2005, the CHA extended this designation to 59 of its properties. For more information on the SDHP, refer to page 152 of the Plan.
21	8/28/2008	Mary Wiggins	At southeast scattered sites, they have not done anything. It has been two years. They are trying to move Hutchinson Row, and Shakespeare to mixed-finance, but they should be counted in family scattered sites.	The CHA intends to keep Hutchinson Row in the Scattered Site portfolio. Shakespeare is part of a large, non-CHA owned development, and therefore, the CHA units at this development will be part of the Mixed-Finance/Mixed-Income portfolio.
22	8/28/2008	Mary Wiggins	I have residents that have waited for 3 to 6 months in the senior designated housing buildings to process their applications. It takes such a long time. When we have people ready, willing and able to move into senior units, why is it taking so long to process the applications? How fast do we get people leased? There should be a 30-day turnaround time.	Applicants who apply to senior designated housing buildings with vacant units ready for leasing and depleted wait lists receive a unit offer based on their order of application. Applicants who choose to apply to a senior designated housing building with a long wait list must wait for their name to reach the top of the wait list before they are called to be screened for a housing opportunity. The CHA's Occupancy Department provides applicants with information regarding the average wait time for each building based on its vacancy rate and wait-list status at the time of application, but cannot steer applicants to specific buildings. Senior housing applicants who are under the age of 62 will not be called for screening until they turn 62, the age of eligibility.
23	8/28/2008	Mr. Cannon	For family housing rehabilitation, where will the 543 units be delivered in 2009?	For unit delivery information, refer to the Unit Completion Schedule chart on page 74 of the Plan.
24	8/28/2008	Mr. Cannon	The MTW Annual Plan says that these units will be delivered in 2009, but that can change at the drop of a dime, right?	The CHA makes every attempt to meet the anticipated unit delivery goal in any given year. External factors, outside of CHA's control, may delay delivery.
25	8/28/2008	Ms. Baldwin	We need at least two people in the position of Ombudsman. Someone who is familiar with the issues at different developments needs to be an Ombudsman.	The Office of the Ombudsman will initially consist of one Ombudsman. Since this is a new office, the CHA will continually monitor the workload of the office and add additional staff if the volume of work necessitates it.
26	8/28/2008	Ms. Baldwin	Will the CHA be doing any commercial ventures in senior housing or Rockwell Gardens?	For more information regarding commercial business ventures, refer to page 93 of the Plan.

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Row #	Date	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
27	8/28/2008	Ms. Beverly	There have to be 25,000 units at the end of the CHA's Plan for Transformation. There are 4 missing senior designated buildings. Will you pick those numbers up?	The CHA remains committed to delivering 25,000 units of public housing through the Plan for Transformation.
28	8/28/2008	Ms. Beverly	At the Plan's inception there were going to be 10,000 senior units delivered. Now, there are only 9,434. Why the discrepancy?	According to the FY2001 Annual Plan, the CHA planned to deliver 9,480 senior designated housing units by the end of the Plan for Transformation. The discrepancy between this number and the 9,434 units listed in this Plan is that several units have been combined in order to comply with ADA standards and create ADA accessible units.
29	8/28/2008	Ms. Beverly	The FY2009 Anticipated Unit Delivery Schedule states that 8 units at ABLA will be under construction during FY2009. Where will these units be delivered? Are the 8 units going to be apart of the 120 public housing units planned for Roosevelt Square Phase II, which has both a for-sale and rental component? If so, will they be for-sale or rental units?	As part of Roosevelt Square Phase II, the CHA will start construction on 8 rental units in FY2009. These 8 units are included in the 120 public housing units planned for Roosevelt Square Phase II.
30	8/28/2008	Ms. Beverly	Why is Grace Abbott Homes being considered for demolition? This complex does not contain high-rises, but does contain some rowhouses. Why can't they rehabilitate the rowhouses instead of demolishing them?	The ABLA HOPE VI Revitalization Plan, approved in 2001, includes construction of mixed-income/mixed-finance units for some of the Grace Abbott rowhouses. The remaining rowhouses will be closed in FY2009.
31	8/28/2008	Ms. Beverly	It was decided that residents need to be told more about the Public Housing Family Self-Sufficiency Program, and too many residents are not aware of its benefits.	The CHA's Public Housing Family Self-Sufficiency (FSS) Program is currently available at six sites: Lake Park Crescent, Jazz on the Boulevard, Roosevelt Square, Altgeld, Lowden, and Trumbull. The Public Housing FSS team is currently working on new marketing materials to help reach more residents at each of the six sites. Expansion of the Public Housing FSS Program to other sites is contingent on the CHA receiving additional funding.
32	8/28/2008	Ms. Beverly	At places like ABLA, why does the property manager only bring in certain merchants for specific communities? Why can't all programs be for all residents? There needs to be more inclusiveness, which right now is absent.	The CHA will continue to encourage developers to include commercial development at the mixed-income/mixed-finance sites and promotes the idea that public housing units should stand indistinguishable from their market-rate counterparts.
33	8/28/2008	Ms. Beverly	Why can't residents serve as case managers? Residents more readily understand the needs of fellow residents.	Residents are invited to apply for all open positions with FamilyWorks providers, and the CHA encourages FamilyWorks providers to hire qualified residents.

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Row #	Date	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
34	8/28/2008	Ms. Beverly	For the real estate transaction closings, why are no IL Numbers assigned yet by HUD?	The IL Development Numbers will be assigned when the real estate transaction closings are complete.
35	8/28/2008	Ms. Beverly	Why can't you change the age limit for senior housing?	The HUD-approved FY2005 Senior Designated Housing Plan requires that applicants be at least 62 years old to live in a senior designated building. The CHA is authorized, pursuant to the Amended and Restated MTW Agreement, to lower the age requirement for senior designated housing buildings to 55. However for FY2009, the senior designated housing buildings will remain 62 and older and allow individuals 60 and older to be added to the wait list.
36	8/28/2008	Ms. Beverly	I don't like the feeling of Ombudsmen at all. It impacts me. There should be Ombudsmen for each development.	The Office of the Ombudsman is available to all CHA residents living in mixed-income/mixed-finance developments. The CHA will ensure the Office of the Ombudsman is adequately staffed to serve residents seeking help from the Office. If you have specific concerns that are not appropriately addressed through the Office of the Ombudsman please let the CHA know.
37	8/28/2008	Ms. Beverly	When did HUD's requirement for an Ombudsman take affect?	The CHA is required to appoint an Ombudsman pursuant to Attachment D to the Amended and Restated MTW Agreement, which was executed on June 26, 2008.
38	8/28/2008	Ms. Garmon	Will you tell the CAC when the wait lists are opening? In the past, residents have not known when wait lists opened.	The CHA follows HUD's requirements in properly notifying the public and affected residents about wait list openings.
39	8/28/2008	Ms. Garmon	With FamilyWorks at Lawndale, my case manager came by, asked if I was okay, and then left. He did not do any assessments at all.	Your comment has been referred to the CHA's Resident Services Division for further review.
40	8/28/2008	Ms. Harris	How many units have been revitalized and how many more to go?	Through FY2007, the CHA has revitalized 16,172 units which is 64.7% of the 25,000 units to be revitalized by the end of the Plan for Transformation. For more information regarding the CHA's revitalized plans, refer to the Unit Completion Schedule located on page 74 of the Plan.
41	8/28/2008	Ms. Henderson	What is happening in the senior section? I can never tell the seniors what is going on right now. I have no answers for them. Why don't we have information meetings with them?	The CHA remains committed to communicating effectively with its residents. Currently, efforts are being made by the CHA's Resident Services Division to set up meetings with senior residents to discuss the CHA's plans for its senior designated housing portfolio.

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Row #	Date	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
42	8/28/2008	Ms. Kennedy	At Dearborn Homes, family services brought in backpacks; however, I had to buy the rest of the school supply bags.	The CHA does not provide funding to FamilyWorks providers for school supplies. When providers use their own funds to buy supplies to give to CHA residents, they have discretion to decided who receives the supplies.
43	8/28/2008	Ms. King	What will the lease up marketing strategy look like for CHA family housing?	Some examples of incentives that the CHA may use in its lease up marketing strategy are first month rent free offers and gift cards. For more information, refer to page 80 of the Plan.
44	8/28/2008	Ms. King	Is the goal only to make 40% of families very-low income? Is the CHA trying to cut this number down from what it currently is?	HUD requires that 40% of families entering public housing be designated as very-low income based on area median income. Currently, the CHA far exceeds this 40% requirement. For residents already residing in CHA housing, the 40% threshold does not apply.
45	8/28/2008	Ms. King	Commercial development needs to take place at Trumbull Park Homes, and then there will be less problems leasing. What are you doing to make this happen?	For more information regarding commercial business ventures at CHA developments, refer to page 93 of the Plan.
46	8/28/2008	Ms. King	Some residents are on different caseloads than in prior years. This is very confusing, because residents don't know where to go. You need to fix that issue. In Trumbull, you only receive things if you are on the current caseload.	Your comment has been referred to the CHA's Resident Services Division for further review.
47	8/28/2008	Ms. King	What will you be limiting with the new TDC formulas?	For more information regarding TDC formulas, refer to page 104 of the Plan.
48	8/28/2008	Ms. King	In the FY2009 MTW Annual Plan there is a discussion about security, and extending it to all rehabilitated sites. This is a waste of money. You are spending \$12 million on robocops. How come we can't use that money for real police, with fire power? The other day I heard gun shots and before I could get down, the fake cop was hiding in the trash can. If I made \$8 an hour I would be hiding in the trash can too.	The CHA continues to have an intergovernmental agreement with the Chicago Police Department (CPD) to develop a strategy to curtail crime at all of the developments. The CHA and the CPD jointly decide where CPD deployment should be focused.
49	8/28/2008	Ms. King	We want to be included in the trainings property managers receive. For example, the ACOP training is being held separately for property managers and LAC presidents. The LAC presidents and property managers should attend training together so we all will be on the same page. Some time property managers find out information that we do not find out and then do not relay the information until much later.	The CHA will consider your comment.

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Row #	Date	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
50	8/28/2008	Ms. Washington	Why are there now 77 community areas, as opposed to the 75 in the past?	75 community areas existed at the time the Gautreaux Judgment created the tenant selection and assignment plan, and since then, two newly defined community areas (CA76 and CA77) were added, now totaling 77.
51	8/28/2008	Ms. Washington	How do I get my wait list number? I have an issue with the wait list updates. People placed on the waitlist before and after 10/1/99 have updated their information and then are placed at the bottom of the list. Why does this happen?	Once a person is entered in the Housing Offer Process System, that person is assigned a number. Updating information does not affect the wait list placement or move an applicant to the bottom of the wait list.
52	8/28/2008	Ms. Washington	How long has senior housing been under rehabilitation?	The CHA's Plan for Transformation was first implemented in FY1999, which also marks the start of rehabilitation efforts for CHA senior designated housing. The CHA's goal of rehabilitating 9,434 senior designated housing units will be completed by the end of the Plan for Transformation.
53	8/28/2008	Ms. Washington	Is senior housing being eliminated?	The CHA has no plans to eliminate senior designated housing. For more information regarding the CHA's rehabilitation plans for senior designated housing, refer to the Unit Completion Schedule on page 74 of the Plan.
54	8/28/2008	Ms. Washington	I know people who applied to be placed on the HCV Wait List and only the people who have jobs were given numbers and people without jobs were declined.	An applicant's employment status is not a pre-requisite for placement on the HCV Wait List or the issuance of a HCV.
55	8/28/2008	Ms. Washington	Where does the Annual Plan tell us what units are being demolished in 2009?	For information regarding the CHA's planned demolition activity, refer to page 60 of the Plan.
56	8/28/2008	Ms. Washington	Explain how you will lease vacant land.	In FY2009, the CHA will investigate leasing vacant land with the purpose of delivering retail ventures or self-sufficiency programs for the benefit of public housing residents. For more information regarding leasing of vacant land, refer to page 77 of the Plan.
57	8/28/2008	Ms. Washington	Do you still have to re-certify every 90 days if you have zero income?	Per the CHA's FY2007 ACOP, if residents are receiving a hardship exemption from the minimum rent standard, the residents must verify their income with their property manager every 90 days.
58	8/28/2008	Ms. Washington	We give service providers money, and they tell us what to do. That makes no sense.	Your comment has been referred to the CHA's Resident Services Division for further review.

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Row #	Date	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
59	8/28/2008	Ms. Wesley	Does the new MTW Agreement include the Ombudsman requirement?	The CHA is required to appoint one Ombudsman who will serve as a liaison between CHA public housing residents living in mixed-income/mixed-finance communities and the CHA pursuant to the HUD requirements of the Amended and Restated MTW Agreement.
60	8/28/2008	Ms. Wiley	I feel like we never get direct answers from the CHA when we ask direct questions. Why don't you all ever discuss Hilliard in the Annual Plan?	The MTW Annual Plan serves as a platform to inform both CHA residents and the public on anticipated plans for the upcoming fiscal year. Although the CHA's redevelopment plans for Hilliard have been completed, the CHA continues to discuss Hilliard in each of our MTW Annual Plans. For more information about Hilliard, refer to page 23 of the Plan.
61	8/28/2008	Ms. Wiley	What will you be doing at mixed-income communities with victim's assistance? Will victim's assistance affect mixed-income communities?	All CHA public housing residents are eligible to request assistance from the CHA's Victim's Assistance Program.
62	8/28/2008	Ms. Wiley	How many Ombudsmen will there be? There should be more than one. All the issues at each development are totally different. There are varying issues everywhere, and that is why we need more than one Ombudsman.	The Office of the Ombudsman will initially consist of one Ombudsman. Since this a new office, the CHA will continually monitor the workload of the office and add additional staff if the volume of work necessitates it.
63	8/28/2008	Ms. Wiley	Management needs to inform residents of CHA policy changes to the ACOP. People have not been informed of all the changes.	As required by HUD, the CHA facilitated a public consultation process for both the FY2007 ACOP and the Amended and Restated MTW Agreement. The CHA also held numerous meetings with the CAC and its Executive Board to discuss the proposed changes to the FY2007 ACOP.
64	8/28/2008	Robert Whitfield	What is the definition for Community-Area wait lists? Are they not strictly for issues arising out of the Gautreaux Judgment?	As described in the FY2009 Annual Plan, the Community-Area Wait Lists, created pursuant to the Gautreaux Judgment/Order, are for applicants who are interested in being housed in scattered site units and already reside in the community areas/neighborhoods where the units are located. 75 community areas existed at the time Gautreaux created the tenant selection and assignment plan, and since then, two newly defined community areas (CA76 and CA77) were added, now totaling 77. The CHA has a Community-Area Wait List for each of the 77 community areas, and for FY2009, the CHA will continue to lease scattered site units in accordance with the Gautreaux Judgment/Order.

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65	8/28/2008	Robert Whitfield	I thought the age for CHA senior buildings was 55? It makes no sense not to house a person who is on the wait list and not 62, when there are this many vacancies.	The HUD-approved FY2005 Senior Designated Housing Plan requires that applicants be at least 62 years old to live in a senior designated housing building. The CHA is authorized, pursuant to the Amended and Restated MTW Agreement, to lower the age requirement for senior designated housing buildings to 55. However for FY2009, the senior designated housing buildings will remain 62 and older and allow individuals 60 and older to be added to the Senior Site-Based Wait List.
66	8/28/2008	Robert Whitfield	What are the modernization completion dates for senior buildings?	Your question has been referred to the CHA's Asset Management Department for further review.
67	8/28/2008	Robert Whitfield	Pursuant to HUD regulation, buildings that were built prior to FY2005 and have low occupancy rates, may be subject to demolition. Which of the senior buildings, if any, may be subject to demolition based on this rational?	Currently, none of the buildings in the CHA's Senior portfolio are scheduled for demolition. The CHA's Asset Management Department continues to stay apprised of occupancy levels throughout its housing stock during weekly lease up meetings.
68	8/28/2008	Robert Whitfield	Horner Annex and Lake Parc Place are considered modernized. What is the plan to get those leased up?	Lake Parc Place is currently in lease-up mode. The property manager outreached to Tier 2 wait list applicants (31-80% of the AMI) and received a low response. The list of Tier 2 applicants was exhausted and are currently outreaching to Tier 1 applicants. Outreach efforts include sending outreach letters, phone calls and holding open houses. Horner Annex operates under a consent decree and is on course for lease-up rates.
69	8/28/2008	Robert Whitfield	Why would the CHA continue to implement flat rents that discourage residents from working who could otherwise be paying more than the flat rent?	The CHA, in accordance with HUD regulations, offers each household a choice between Income-Based Rent and Flat Rent. Flat Rent reflects the comparable rents in the marketplace. The CHA Board of Commissioners recently approved a contract with a consultant (Applied Real Estate Analysis "AREA") to review the flat rent structure and provide a comparison study of area rents to modify the current flat rents, where necessary.
70	8/28/2008	Robert Whitfield	Are you going to mention in the Plan that Cabrini and Horner are exempt from the Work Requirement?	The MTW Annual Plan serves as a platform to inform both CHA residents and the public on anticipated plans for the upcoming fiscal year. During FY2009, the CHA has no plans to change the status of the Work Requirement or exemptions therein for either Cabrini or Horner. As such, HUD does not require the CHA to set out the details regarding or changes to provisions contained in either the Cabrini or Horner Consent Decrees in any of its MTW Annual Plans.

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71	8/28/2008	Sean Doss	What are the development plans for 39th and Indiana?	The development at 39th and Indiana is called Coleman Place, which is a privately owned and developed mixed-income/mixed-finance community. This community will include some replacement housing for lease compliant CHA families from both Robert Taylor Homes and Washington Park Homes. Out of the 118 units, 52 units will be designated as CHA public housing rental units, 43 units will be designated as affordable rental units, and 23 will be market-rate units.
72	8/28/2008	Willie Burrell	Why does the unit delivery chart reflect that all the scattered sites are complete from rehabilitation? They are still working on them. There are still scattered sites that still need to be delivered. For several years the CHA's position has been that the Scattered Site Portfolio is complete (despite the need for capital maintenance). Capital maintenance at some of the scattered sites demonstrates that the units were in fact never complete. For example, some units do not have stairs to the entrance. If the units do not have stairs, they cannot be occupied and thus are not complete.	The CHA continues to modernize the Scattered Site portfolio based on the available funding for each year. Units in the poorest condition are identified and given priority for rehabilitation. As reflected in the FY2009 MTW Annual Plan, 100% of the scattered sites have been rehabilitated. However, exterior work continues as a result of ongoing maintenance, which will be completed under the Capital Maintenance Program.
73	8/28/2008	Willie Burrell	I'm concerned that some people were processed for the wait list, and never given a number. Also, some current residents have been processed, but were never given a number.	Your comment has been referred to the CHA's Occupancy Department for further review.
74	8/28/2008	Willie Burrell	The Executive Director of Employment and Employer Services said that FamilyWorks providers are saying that they are not prepared to service scattered site residents.	The FamilyWorks providers are contracted to serve scattered site residents. The CHA's Resident Services Division will follow up with CDHS and Employment and Employer Services to resolve any issues.
75	8/28/2008	Willie Burrell	There seems to be a conflict of interest with the Executive Director of Hull House. Hull House should not be part of the FamilyWorks Program.	Thank you for your comment.
76	9/2/2008	Ms. Stroman	Can you assist me with finding a one bedroom apartment for a senior (54 + age) who will be relocating from Philadelphia, PA to your area, on or before October 16, 2008. I am seeking residency in zip code 60610 and/or 60611. It does not have to be in the CHA developments, any apartment house with affordable units is preferred.	Your comment has been referred to the CHA's Resident Services Division for further review.

SECTION VII: ADMINISTRATIVE - APPENDICES

14. Public Consultation

PUBLIC COMMENTS: FY2009 Moving to Work Annual Plan - Plan for Transformation Year 10				
Row #	Date	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
77	8/24/2008	Anonymous	<p>It is indeed a pleasure that the CHA has transformed. The attitude of the personnel on the phone is much more pleasant and the energy is much more personable. However, I have a recommendation. It would be helpful if the CHA put together a procedure or protocol booklet for landlords and voucher holders. The process becomes confusing for landlords, because it seems like the housing process changes each time. In some situations the CHA will contact the landlord to establish inspection times, and at other times the CHA expects the landlord to contact them to arrange inspection schedules.</p> <p>Also, a 101 Renting Voucher handbook that provides procedural steps and time frames for each step, along with contact information would be helpful.</p>	Your comment has been forwarded to the CHA's Housing Choice Voucher Department for review.
78	9/30/2008	Central Advisory Council (CAC)	<p>The early inclusion of the CAC and its Executive Committee continues to be essential during the final stages of the Plan where difficult decisions will be made regarding rehabilitation or redevelopment of family developments. This is especially true given the recent approval by HUD of the CHA's Amended and Restated MTW Agreement that extends the Plan for an additional five years. The Amended and Restated MTW Agreement will also result in the elimination of LACs in mixed-finance developments, and implementation of an authority-wide work requirement. The CHA should begin immediate and continued meetings with the CAC to develop written procedures for these new initiatives; especially with respect to the CHA's proposal to create and Ombudsman position.</p>	<p>The CHA consulted with the CAC prior to implementation of the FY2007 ACOP and Work Requirement. The work requirement was also part of the public consultation process for the FY2007 ACOP. The policies have been finalized and passed by the CHA Board of Commissioners. Although Local Advisory Councils will be replaced by the Office of the Ombudsman in mixed-income/mixed-finance developments, residents are encouraged to join or form neighborhood associations and organizations.</p>
79	9/30/2008	Central Advisory Council (CAC)	<p>The CAC remains opposed to the CHA's position that the Ombudsman will replace Local Advisory Councils in mixed finance developments. It should be clearly understood that prior comments by the CAC on the Ombudsman position were made prior to HUD approval of the CHA's request for a waiver of the regulations (24 CFR Part 964) governing tenant participation. Given the HUD waiver to eliminate the requirement of tenant representation in CHA mixed-finance public housing units, the CAC firmly states its opposition to the Office of Ombudsman for residents in mixed-finance public housing units. The CAC repeats its position that the CAC represents all public housing residents residing in public housing units built under the CHA Plan for Transformation, including those residing in public housing in CHA mixed finance developments.</p>	The CHA will consider your comment.

SECTION VII: ADMINISTRATIVE - APPENDICES

14. Public Consultation

PUBLIC COMMENTS: FY2009 Moving to Work Annual Plan - Plan for Transformation Year 10				
Row #	Date	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
80	9/30/2008	Central Advisory Council (CAC)	The CAC has been recognized by both HUD and CHA as a jurisdiction wide resident council under 24 CFR 964.105. Further, the CAC is the signatory to the CHA Relocation Rights Contract (RRC), which is extended and remains in effect pursuant to provisions in the Amended and Restated MTW Agreement. The CAC is not aware of any correspondence from HUD or any provision in the Amended and Restated MTW Agreement that precludes the CAC's representation (under the RRC) of families living in mixed-finance public housing communities developed under the CHA's Plan for Transformation.	The CHA will consider your comment.
81	9/30/2008	Central Advisory Council (CAC)	The CAC's continued position is that the new CHA Work Requirement may violate provisions in the Illinois Wrongs to Children Act (720 ILCS 150/3.1) that make it unlawful for any unit of local government to require work by a single parent with the children under the age of six if working would unreasonably interfere with the parent's responsibility to the child. The CAC is unaware of case law related to this provision and is puzzled as to why the CHA insists on implementing the Work Requirement for single female heads of households (HOHs) with children under the age of six and risking multiple court challenges. The CAC intends to conduct an active information campaign at all developments to ensure that all female HOHs are aware of this statutory safeguard, and work closely with legal advocacy groups to ensure legal representation for residents, who are unable to obtain child care, threatened with eviction.	As outlined in the FY2007 Admissions and Continued Occupancy Policy (ACOP) residents may apply for Safe Harbor from the CHA Work Requirement if they have, "Attempted but failed to find adequate child care to allow the residents and/or adult authorized member to work." The CHA will consider your comment.
82	9/30/2008	Central Advisory Council (CAC)	The CAC remains generally supportive of the extension of the CHA's Plan for Transformation for an additional five years. The CAC concurs that an additional five years is probably needed to ensure adequate funding for completing the redevelopment or rehabilitation of the 25,000 units promised in the Plan for Transformation, Amended and Restated MTW Agreement, and Relocations Rights Contract (RRC). The CAC holds the firm opinion that the Amended and Restated MTW Agreement obligates the CHA to adhere to the RRC during the five year extension of the Plan and that the failure to do so would constitute a breach of the Agreement.	The CHA will consider your comment.

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PUBLIC COMMENTS: FY2009 Moving to Work Annual Plan - Plan for Transformation Year 10				
Row #	Date	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
83	9/30/2008	Central Advisory Council (CAC)	The CAC remains concerned over some of the data presented in the Draft FY2009 MTW Annual Plan and the continued impression that the unit completion data in the Plan is arbitrarily changed from year to year without any explanation. This comment is again necessary, because CHA staff continue to insert meaningless numbers and dates for the projected number of units to completed at certain developments. For example, the chart on p.33 indicates that the CHA plans to complete the rehabilitation of 75 units per year in FY2012, FY2013, FY2014, and FY2015. The FY2008 Annual Plan stated that CHA would complete 50 units at LeClaire Courts Extension in FY2012, 25 in FY2011, and 0 in FY2012.	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 MTW Annual Plan reflects the most accurate information available.
84	9/30/2008	Central Advisory Council (CAC)	The CHA's FY2008 Annual Plan projected the rehabilitation of 98 units in the Flannery and Britton/Budd senior buildings in FY2007, 27 units in FY2008, and indicated no units completed through FY2006. The FY2006 Annual Plan, by contrast, projected the completion of 105 units in the Flannery and Britton/Budd senior buildings in FY2006 and the completion of 193 units in FY2007. The CHA's Draft FY2009 MTW Annual Plan now projects the completion of zero units at the Britton Budd senior building in FY2008, and that 172 units will be under construction in FY2009 with another 172 units to be completed in FY2010. It is essential, as the Plan nears its final stages, that the CHA base its projections on reasonable estimates of completion dates. This is critical because many CHA families may make their relocation decisions based on proposed dates in the Plan.	<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 MTW Annual Plan reflects the most accurate information available.</p> <p>The units at both Flannery and Britton Budd are part of the CHA's Senior Portfolio and generally are only available for relocation for residents who are eligible for senior designated housing.</p>
85	9/30/2008	Central Advisory Council (CAC)	The CHA FY2009 MTW Annual Plan indicates that units will be completed at Éclair Courts Extension in FY2012 and beyond, but it also indicates that 175 units are scheduled for closure in FY2009. Does this mean that CHA plans to close all buildings at LeClaire Courts Extension in FY2009? If not, will the CHA consolidate the remaining LeClaire Courts Extension residents?	The CHA has no plans at this time to close all buildings at LeClaire Courts Extension in FY2009. The CHA has no plans at this time to consolidate residents that remain at LeClaire Courts Extension.

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14. Public Consultation

PUBLIC COMMENTS: FY2009 Moving to Work Annual Plan - Plan for Transformation Year 10				
Row #	Date	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
86	9/30/2008	Central Advisory Council (CAC)	The Draft FY2009 MTW Annual Plan is also confusing as to the development status of Harold Ickes Homes. The chart on p.8 of the FY2008 Plan indicated that the CHA would complete 104 units per year in FY2011, FY2013, and FY2015. The Plan does not indicate whether Harold Ickes Homes public housing units will be part of a mixed-finance development or whether it will consist only of rehabilitated units. It is clear from a review of the Draft FY2009 Plan that the number of original public housing units at Harold Ickes will eventually be reduced from 738 units to 312. The Plan should specify whether CHA intends to demolish all current Harold Ickes buildings, which would include public housing units, and replace them with a CHA mixed-finance development or demolish some of the Ickes units and rehabilitate the remaining 312.	The CHA will consider your comment.
87	9/30/2008	Central Advisory Council (CAC)	If the CHA anticipates significant activity at LeClaire Courts Extension and Harold Ickes Homes in FY2008 or FY2009, it is essential that the working groups at these sites move forward and convene regularly as soon as possible. This should also occur at Lathrop Homes. The working groups at LeClaire Courts and Lathrop are even more essential given that these properties are projected to become mixed-finance developments. These properties will probably have site specific criteria that must be finalized and then forwarded to applicants at least one year before units are offered for occupancy. CHA should ensure that there is continued progress towards meeting realistic projected dates for starting and completing rehabilitation/development activity at these sites. CHA staff and officials should convene with tenants at both LeClaire Courts Extension and Harold Ickes Homes, and continue meeting with tenants until redevelopment plans have been proposed, reviewed, and finalized for these properties. These meetings should continue through redevelopment.	The CHA will consider your comment.
88	9/30/2008	Central Advisory Council (CAC)	The CHA FY2009 MTW Annual Plan indicates that the CHA "completed rehabilitation of the scattered site portfolio in FY2006." The CAC has previously expressed concern over the process for rehabilitation of the scattered site units and the lack of communication between CHA, the CAC, and the scattered-site resident leadership. The CAC, as of this date, has not reviewed or received any documentation from the CHA, which supports the claim that all CHA scattered site units have been rehabilitated. There may also be some confusion among CHA staff regarding the appropriate definition of a "rehabilitated" scattered site unit as it applies to the Relocation Rights Contract and the satisfaction of the right to return.	As of FY2008, the CHA has rehabilitated 2,543 units of scattered site housing. Although these units have been rehabilitated under the Plan for Transformation, the CHA plans on conducting ongoing capital maintenance activities and other upkeep services for scattered site units. The CHA will consider your comment.

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14. Public Consultation

PUBLIC COMMENTS: FY2009 Moving to Work Annual Plan - Plan for Transformation Year 10				
Row #	Date	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
89	9/30/2008	Central Advisory Council (CAC)	<p>The CHA Relocation Rights Contract (RRC) provides that a family residing in CHA as of 10/1/99 has a right to return to a newly constructed or rehabilitated unit. The CAC has recently reviewed Section 8(a)(8) and 8(c) of the CHA's RRC and concluded that some of the families living in scattered site units might not have been accorded "permanent comparable replacement housing options" if their individual scattered site units did not meet the "twenty year" standard set forth in 8(c)(1) of the RRC. It is clear that provisions in the Gautreaux Judgment excluded scattered site units from the mandatory twenty year standard imposed through the RRC.</p> <p>However, residents living in those scattered site units were still 10/1/99 residents who would be entitled to rehabilitated units meeting the "twenty-year" standard. This standard could be met by the CHA ensuring that rehabilitation of all scattered site units will meet the above standard. It is requested that CHA officials convene with CAC representatives and scattered site leadership as soon as possible to further discuss and resolve any outstanding issues in this regard.</p>	The CHA will consider your comment.
90	9/30/2008	Central Advisory Council (CAC)	<p>The CAC requests that the CHA provides 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 the CHA has not been able to locate as of 10/1/05; total number of post 10/1/99 families that the 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 the CHA, but failed to respond, and have lost their right to return; total number of post 10/1/99 families that have been contacted by the CHA, but failed to respond, and have lost their right to return; total number of 10/1/99 families that have entered the tenant admission process at mixed income developments and satisfied the applicable site specific criteria; total number of 10/1/99 families that have entered the tenant admission process at mixed income developments and failed to satisfy the applicable site specific criteria; the number of families who failed to satisfy the site specific criteria, or the working to meet criteria, and filed grievances; the number of 10/1/99 families who were transferred to other sites after failing to satisfy the site specific criteria, or the working to meet criteria.</p> <p>The CAC requests that a report containing the above information be provided to the CHA/CAC Independent Monitor and be reported on at the November, 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>	The CHA will continue to provide this information to the CAC, as it has each year this annual request has been made. Your comment has been forwarded to the Resident Services Division for review.

SECTION VII: ADMINISTRATIVE - APPENDICES

15. Board Resolution & Certifications



October 15, 2008

ITEM NO. C1
RECOMMENDATION TO APPROVE THE FY2009 MOVING TO WORK ANNUAL PLAN – PLAN FOR TRANSFORMATION YEAR 10

To the Honorable Board of Commissioners

RECOMMENDATION

It is recommended that the Board of Commissioners approve the FY2009 Moving To Work Annual Plan – Plan For Transformation Year 10 (FY2009 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 both 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) Demonstration Agreement, which was executed on February 6, 2000. The Agreement was subsequently amended in February, 2001, requiring the CHA to submit an annual plan to HUD, describing anticipated activities which will utilize MTW flexibility.

On June 26, 2008, the CHA executed an Amended and Restated MTW Agreement (Restated Agreement) between itself and HUD, which supersedes the original MTW Agreement. The Restated Agreement extends the CHA's participation in the MTW Demonstration to the end of FY2018. The CHA's continued participation in the MTW Program is contingent upon adherence to the requirements set out in the Restated Agreement, which includes submission of an Annual Plan each year. The document represents the CHA's FY2009 MTW Annual Plan and details the CHA's anticipated activities for FY2009.

The CHA has organized the discussions of activities in the FY2009 MTW Annual Plan under the following Sections: Housing Authority Operating Information, Long Term MTW Plan, Proposed MTW Activities, Ongoing MTW Activities, and Sources and Uses of Funds. Moreover, each of the activities has been tied to one of the following 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

Prior to submission of the FY2009 MTW Annual Plan to the Board, a 30 day public comment period was conducted wherein both residents and the public alike were able to

submit comments orally or in writing regarding the information contained in the proposed Plan. The public comment period was extended thereafter for an additional 14 days. This the public comment period ran from August 18 through September 30, 2008. During such time, on August 27, 2008, a public comment hearing was held. Prior to finalizing the FY2009 MTW Annual Plan, the CHA gave consideration to comments received during the public comment period.

To this end, the CHA has complied with the requirements of the Restated Agreement and HUD regulations regarding annual plans. The CHA requests that the Board of Commissioners approve the FY2009 MTW Annual Plan, and the form, CHA Certifications of Compliance with MTW Plan Requirements and Related Regulations. Pending Board approval, the CHA will submit the FY2009 MTW Annual Plan to HUD.

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15. Board Resolution & Certifications

RESOLUTION NO. 2008-CHA-129

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated October 15, 2008 requesting approval of the FY2009 MTW Annual Plan – Plan for Transformation Year 10, hereto attached.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approve the FY2009 MTW Annual Plan – Plan for Transformation Year 10, and the form, CHA Certifications of Compliance with MTW Plan Requirements and Related Regulations, and grant authorization to submit these documents to the U.S. Department of Housing and Urban Development.



CHA Certifications of Compliance with MTW Plan Requirements and Related Regulations Board Resolution to Accompany the MTW Annual Plan

Acting on behalf of the Board of Commissioners of the Chicago Housing Authority (CHA), as its Chairperson, I approve the submission of the MTW Annual Plan for the CHA fiscal year beginning 2009, (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 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.
5. The CHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

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15. Board Resolution & Certifications

6. 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.
7. 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.
8. The CHA has submitted with the Plan a certification with regard to a drug free workplace required by CFR Part 24, Subpart F.
9. 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.
10. 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.
11. The CHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
12. The CHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 50 or 58, respectively.
13. With respect to public housing, the CHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
14. The CHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. The CHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992 and 24 CFR Part 35.

16. The CHA will comply with the policies, guidelines, and requirements of OMB Circular No.A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).

17. The CHA will act according to the Amended and Restated MTW Agreement and amendments between the CHA and HUD.

Chicago Housing Authority
PHA Name _____ IL002
PHA Number _____

Signed/Dated by CHA Board Chair

SECTION VII: ADMINISTRATIVE - APPENDICES

15. Board Resolution & 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 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 within 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.

CHICAGO HOUSING AUTHORITY WORK SITES

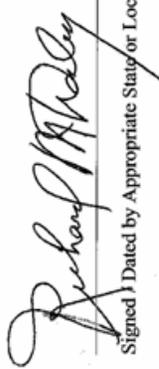
60 East Van Buren	Chicago, IL
35 South Paulina	Chicago, IL
4859 South Wabash	Chicago, IL
1550 West 88 th Street	Chicago, IL
2325 South Federal	Chicago, IL
3333 West Arthington	Chicago, IL
1749 East 75 th Street	Chicago, IL

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15. Board Resolution & Certifications

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)

The Chicago Housing Authority's

Alternate TDC

Reasonable Cost Limitations

For Modernization

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16. Alternate TDC: Reasonable Cost Limitation For Modernization

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16. Alternate TDC: Reasonable Cost Limitation For Modernization

Formula and Methodology

$$C_c = \left(\frac{C_d \cdot S_f}{D_n} \right)$$

C_c = cost per dwelling unit, division level, dollars

C_d = division level cost, development, dollars

S_f = square foot of dwelling unit, ratio

D_n = dwelling units, per bed size, quantity

1. Relevant development samples are selected for each structure type:
 - a) Row House
 - b) Walkup
 - c) Elevator
2. All corresponding Bid documentation is acquired for each sample development
3. Prime Design Consultant's (PDC) statement of probable construction costs are included as a "bidding contractor" when available

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16. Alternate TDC: Reasonable Cost Limitation For Modernization

**Example of Step 1:
Catalog Development Hard Costs by Bid**
(see Detailed Data Set for complete analysis)

ITEM	BIDDING CONTRACTORS					
	No. 1 (PDC/AOR)	\$ per SF (LSA)	No. 2 (WALSH)	\$ per SF (LSA)	No. 3 (F.H. Paschen)	\$ per SF (LSA)
DEMOLITION COSTS (PDC Item)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIVISION 01 - GENERAL REQUIREMENTS	\$ -	\$ -	\$ 3,797,000.00	\$ -	\$ 4,500,000.00	\$ -
DIVISION 02 - SITE CONSTRUCTION	\$ -	\$ -	\$ 2,035,020.00	\$ 6.24	\$ 12,878,004.00	\$ 39.48
DIVISION 03 - CONCRETE	\$ -	\$ -	\$ 14,250,000.00	\$ 43.69	\$ 5,500,000.00	\$ 16.86
DIVISION 04 - MASONRY	\$ -	\$ -	\$ 6,500,000.00	\$ 19.93	\$ 8,509,996.00	\$ 26.09
DIVISION 05 - METALS	\$ -	\$ -	\$ 3,000,000.00	\$ 9.20	\$ 2,900,000.00	\$ 8.89
DIVISION 06 - WOODS AND PLASTICS	\$ -	\$ -	\$ 4,800,000.00	\$ 14.72	\$ 3,600,000.00	\$ 11.04
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	\$ -	\$ -	\$ 7,300,000.00	\$ 22.38	\$ 9,385,000.00	\$ 28.77
DIVISION 08 - DOORS AND WINDOWS	\$ -	\$ -	\$ 7,200,000.00	\$ 22.07	\$ 9,200,000.00	\$ 28.20
DIVISION 09 - FINISHES	\$ -	\$ -	\$ 7,600,000.00	\$ 23.30	\$ 8,000,000.00	\$ 24.53

1. ALL Bids are Broken down by standards of the Construction Specifications Institute (CSI), 1995 MasterFormat™
2. IFB values are adjusted for base year dollars (when necessary)
 - a) Base year = 2007
3. Apply additional scope costs to reflect 100% gut-rehab (as required)
4. Square foot costs shown at this level are based upon total square footage of Living Space Area (LSA)

SECTION VII: ADMINISTRATIVE - APPENDICES

16. Alternate TDC: Reasonable Cost Limitation For Modernization

**Example of Step 2:
Determine Ratios of Unit Types**

Dwelling Units (DU) - Row House

Bed Size	SF	Ratio	DU Qty.	Total SF
Avg. 1 Bed	509	5.6176%	36	18,324
Avg. 2 Bed	770	30.6778%	130	100,068
Avg. 3 Bed	864	30.7329%	118	100,247
Avg. 4 Bed	1,076	32.9717%	100	107,550
Avg. 5 Bed	0	0.0000%	0	0
	0	0.0000%	0	0
				326,189

Bed Size	GFA	Grand Total
1 Bed		
L1.1	509	
L1.1-504	509	
2 Bed		
2.1	670	
2.2	803	
2.3	878	
L2.1-504	728	
	0	
3 Bed		
3.1 ext	895	
3.1 int	895	
L3.1-504	809	
U3.1	861	
U3.2	861	
4 Bed		
4.1 ext	1,002	
4.1 int	1,002	
L4.1-504	1175	
U4.1	1123	

1. Find the average Square Footage (SF) of a given unit type
2. Find the total SF for a particular unit type, by Quantity of units
3. Find the total SF for the development sample
4. Determine the ratio of a particular unit type

SECTION VII: ADMINISTRATIVE - APPENDICES

16. Alternate TDC: Reasonable Cost Limitation For Modernization

**Example of Step 3:
Extract Costs According to Unit Type**

ITEM	CONTRACTOR 2					
	1 BED		2 BED		3 BED	
	509	\$ per SF	770	\$ per SF	864	\$ per SF
DEMOLITION COSTS (PDC Item)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIVISION 01 - GENERAL REQUIREMENTS	\$ 5,784.58	\$ 11.36	\$ 8,747.89	\$ 11.36	\$ 9,821.28	\$ 11.36
DIVISION 02 - SITE CONSTRUCTION	\$ 3,175.54	\$ 6.24	\$ 4,802.30	\$ 6.24	\$ 5,391.55	\$ 6.24
DIVISION 03 - CONCRETE	\$ 22,236.36	\$ 43.69	\$ 33,627.58	\$ 43.69	\$ 37,753.76	\$ 43.69
DIVISION 04 - MASONRY	\$ 10,142.90	\$ 19.93	\$ 15,338.90	\$ 19.93	\$ 17,221.01	\$ 19.93
DIVISION 05 - METALS	\$ 4,681.34	\$ 9.20	\$ 7,079.49	\$ 9.20	\$ 7,948.16	\$ 9.20
DIVISION 06 - WOODS AND PLASTICS	\$ 7,490.14	\$ 14.72	\$ 11,327.19	\$ 14.72	\$ 12,717.06	\$ 14.72
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	\$ 11,391.26	\$ 22.38	\$ 17,226.76	\$ 22.38	\$ 19,340.52	\$ 22.38
DIVISION 08 - DOORS AND WINDOWS	\$ 11,235.21	\$ 22.07	\$ 16,990.78	\$ 22.07	\$ 19,075.58	\$ 22.07
DIVISION 09 - FINISHES	\$ 11,859.39	\$ 23.30	\$ 17,934.71	\$ 23.30	\$ 20,135.34	\$ 23.30

Division Cost per Unit = {Division Cost of Development x Ratio} / Qty. of Unit Type

1. Division cost per unit type shown here, is the product of the total division level cost, of the development, for a particular bidding contractor, then multiplied by the ratio of a unit type, and divided by the quantity of unit type
2. Formula is applied to each bidding contractor

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16. Alternate TDC: Reasonable Cost Limitation For Modernization

**Example of Step 4:
Average Costs by Unit Type**

ITEM	CONTRACTOR AVG.					
	1 BED		2 BED		3 BED	
	509	\$ per SF	770	\$ per SF	864	\$ per SF
DEMO DEMOLITION COSTS (PDC Item)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
01000 DIVISION 01 - GENERAL REQUIREMENTS	\$ 6,403.29	\$ 12.58	\$ 9,683.56	\$ 12.58	\$ 10,871.76	\$ 12.58
02000 DIVISION 02 - SITE CONSTRUCTION	\$ 11,635.49	\$ 22.86	\$ 17,586.10	\$ 22.86	\$ 18,755.18	\$ 22.86
03000 DIVISION 03 - CONCRETE	\$ 15,409.41	\$ 30.27	\$ 23,303.32	\$ 30.27	\$ 26,162.69	\$ 30.27
04000 DIVISION 04 - MASONRY	\$ 11,711.15	\$ 23.01	\$ 17,710.52	\$ 23.01	\$ 18,883.64	\$ 23.01
05000 DIVISION 05 - METALS	\$ 4,803.32	\$ 9.04	\$ 6,861.50	\$ 9.04	\$ 7,815.69	\$ 9.04
06000 DIVISION 06 - WOODS AND PLASTICS	\$ 6,553.88	\$ 12.88	\$ 9,911.29	\$ 12.88	\$ 11,127.42	\$ 12.88
07000 DIVISION 07 - THERMAL AND MOISTURE PROTECTION	\$ 13,018.02	\$ 25.58	\$ 19,686.88	\$ 25.58	\$ 22,102.51	\$ 25.58
08000 DIVISION 08 - DOORS AND WINDOWS	\$ 12,765.66	\$ 25.14	\$ 19,350.61	\$ 25.14	\$ 21,724.97	\$ 25.14
09000 DIVISION 09 - FINISHES	\$ 12,171.48	\$ 23.91	\$ 18,406.68	\$ 23.91	\$ 20,665.22	\$ 23.91

1. **AVERAGE:**
 - a) Once costs are extracted for all unit types, from all bids, according to category, they are averaged

SECTION VII: ADMINISTRATIVE - APPENDICES

16. Alternate TDC: Reasonable Cost Limitation For Modernization

**Example of Step 5:
Establish Dwelling Unit Costs**

1. Includes all Hard Costs
2. Based Upon Average Bids
3. According to Bed Size
4. Detailed by Division
 - a) The raw costs can be analyzed individually

	ITEM	CONTRACTOR AVG.	
		1 BED	
		509	\$ per SF
DEMO	DEMOLITION COSTS (PDC Item)	\$ -	\$ -
01000	DIVISION 01 - GENERAL REQUIREMENTS	\$ 6,403.29	12.580141
02000	DIVISION 02 - SITE CONSTRUCTION	\$ 11,835.49	22.859504
03000	DIVISION 03 - CONCRETE	\$ 15,409.41	30.273887
04000	DIVISION 04 - MASONRY	\$ 11,711.15	23.008148
05000	DIVISION 05 - METALS	\$ 4,603.32	9.043845
06000	DIVISION 06 - WOODS AND PLASTICS	\$ 6,553.88	12.875983
07000	DIVISION 07 - THERMAL AND MOISTURE PROTECTION	\$ 13,018.02	25.575687
08000	DIVISION 08 - DOORS AND WINDOWS	\$ 12,795.66	25.138823
09000	DIVISION 09 - FINISHES	\$ 12,171.48	23.912539
10000	DIVISION 10 - SPECIALTIES	\$ 975.28	1.916089
11000	DIVISION 11 - EQUIPMENT (Installation of gas ranges)	\$ 65.23	0.128147
11000	DIVISION 11 - EQUIPMENT (Installation of range hoods)	\$ 36.98	0.072857
11000	DIVISION 11 - EQUIPMENT (Installation of Refrigerators)	\$ 44.16	0.088760
12000	DIVISION 12 - FURNISHINGS	\$ 196.30	0.385666
13280	DIVISION 13 - SPECIAL CONSTRUCTION (HazMat Remediation) - PDC Item	\$ -	0.000000
15000	DIVISION 15 - MECHANICAL	\$ 11,040.16	21.689899
15000	DIVISION 15 - PLUMBING	\$ 11,040.16	21.689899
16000	DIVISION 16 - ELECTRICAL	\$ 9,206.63	18.087690
	SUBTOTAL	\$ 126,907	249.325345
	PDC Items - Not Applicable to Contractor (*)		
	*General Conditions (11%)		
	*Contractor's Fees (5%)		
	*Design Contingency (5%)		
	OH & P (PDC)		
	SUBTOTAL	\$ 126,907	249.325345
	Punch List	\$ 897.52	1.370372
	Overhead	\$ 3,940.13	7.740918
	Profit	\$ 9,752.79	19.160688
	*Insurance and Bonds	\$ -	0.000000
	TOTAL	\$ 141,297	277.597323

SECTION VII: ADMINISTRATIVE - APPENDICES

16. Alternate TDC: Reasonable Cost Limitation For Modernization

Example of Step 6: Determine Adjustment Factors

1. Adjustment factors added to raw costs (as required):
 - a) Design costs (Prime Design Consultant)
 - b) Change Order (C.O.) work, 12%
 - c) Annual construction inflation from base (2007) to 2008

2. Adjustment factors NOT included
 - a) Consultant Costs
 - b) Misc. Infrastructure Costs
 - c) *Olympics Multiplier / Community Beautification Costs

* Note that unforeseen costs to the local market place will be revisited in forthcoming years renewal agreements

SECTION VII: ADMINISTRATIVE - APPENDICES

16. Alternate TDC: Reasonable Cost Limitation For Modernization

**Example of Step 7:
Apply Adjustment Factors**

PDC Factor	Development	Contract No.	Contract Value ("Adj. for 2007 Dollars if Necessary)	Stated IFB		Unit Type	
				City of Units	% of Developm ent	City of Units	% of Total
	Altgeld Gardens (IFB #01554)	0614	\$ 2,612,500	382	25.5%		
		0638	\$ 7,353,310				
	Total Design Cost		\$ 9,965,810				
	Design Cost - Phase III Units		\$ 2,541,348				
	Design Cost per Phase III, Row House Units		\$ 6,653				
<u>C.O. Factor</u>							
	Development		Contract Value ("Adj. for 2007 Dollars if Necessary)	City of Units	% of Developm ent	City of Units	% of Total
	Altgeld Gardens (IFB #01554)	Low Bid	\$ 87,867,020	382	25.5%	382	100.0%
			\$ -				
	Total Phase III Cost (12% of Const. Contracts)		\$ 10,544,042				
	C.O. Coe's per Phase III, Row House Unit		\$ 27,602				
<u>Additional Contract Items</u>							
	Development		Contract Value	City of Units	% of Developm ent	City of Units	% of Total
	Altgeld Gardens (IFB #01554)	0694	\$ 7,543,000	382	100.0%		

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16. Alternate TDC: Reasonable Cost Limitation For Modernization

2008 CHA UNIT REASONABLE COST LIMITATIONS FOR REHABILITATION

	Number of Bedrooms						
	0	1	2	3	4	5	6
	RCLR	RCLR	RCLR	RCLR	RCLR	RCLR	RCLR
Region V - Midwest							
ILLINOIS							
CHA							
Row House	\$141,673	\$186,085	\$262,812	\$290,604	\$352,780	\$386,265	\$417,187
Walkup	\$107,332	\$148,947	\$196,641	\$235,345	\$280,370	\$316,230	\$350,795
Elevator	\$151,212	\$211,696	\$239,219	\$332,069	\$469,515	\$532,116	\$594,718

COLLABORATIONS

The Chicago Housing Authority thanks the following organizations for collaborating with us on the Plan for Transformation.

Access Living	Chicago Transit Authority	Jobs for Youth
ACCIÓN	Chicago White Sox	The John Marshall School of Law Fair
Action for Children	Chicago Youth Programs	Housing Legal Clinic
After School Matters	Chicagoland Chamber of Commerce	kaBOOM!
American Lung Association of Metropolitan Chicago	City Colleges of Chicago	Latin United Community Housing Association
American Red Cross	City of Chicago's Office of Emergency Management and Communications	Latino Policy Forum
Archdiocese Center for Peace and Justice	Columbia College	Latinos United
Assets for Independence Individual Development Accounts Program	The Community Builders, Inc.	Lawndale Christian Development Corporation
Association of Fundraising Professionals	Community Investment Corporation	Lawyers' Committee for Civil Rights Under Law
Bank of America Corporation	Cook County Housing Authority	Leadership Greater Chicago
Black Contractors United	Cook County Sheriff's Department Corporation for a Skilled Workforce	Legal Assistance Foundation of Metropolitan Chicago
Business and Professional People for the Public Interest	DAH Consulting, Inc.	Levy Foods
Canon Corporation	DePaul University	Loyola University Chicago
Career Advancement Network	Dominican University	Lutheran Child and Family Services
Central Advisory Council	Economic Law Project	LR ABLA, LLC
Chapin Hall	El Hogar del Niño	MacArthur Foundation
CHASE Bank	Employability Plus	Mayor's Office for People with Disabilities
Chicago Area Project	Employment and Employer Services	Mayor's Office of the City of Chicago
The Chicago Bears	Environmental Law and Policy Center	Mayor's Office of Workforce Development
Chicago Board of Education	Fannie Mae	Mayor's Office on Domestic Violence
The Chicago Bulls	The Foundation Center	Metropolitan Pier and Exposition Authority
Chicago Cares	Ford Foundation	Metropolitan Planning Council
Chicago Christian Industrial League	Freddie Mac	Mid-America Institute on Poverty
Chicago City Council	Globetrotters International, Inc.	National ABLE Network
Chicago Commission on Human Relations	God First Ministries	National Forum for Black Public Administrators
Chicago Community Trust	Grand Boulevard Federation	National Readiness Credential Program
Chicago Connections	Greater Chicago Food Depository	Neighborhood Technology Resource Center
Chicago Department of Administrative Hearings	The Habitat Company	Northeastern Illinois University
Chicago Department of Budget and Management	Harbor Quest	Partnership for New Communities
Chicago Department of Children and Youth Services	Harris Bank	Pediatric Case Management Services
Chicago Department of Construction and Permits	Healthcare Consortium of Illinois	The Posse Foundation
Chicago Department of Environment	Heartland Alliance	Provident Hospital of Cook County
Chicago Department of Housing	Hispanic American Construction Industry Association	RAF Consulting, Inc.
Chicago Department of Human Services	The Home Depot	Roosevelt University
Chicago Department of Planning and Development	Hospitality Academy at McCormick Place	The Rotary Foundation
Chicago Department of Public Health	Housing Choice Partners	Sargent Shriver National Center on Poverty Law
Chicago Department of Senior Services	Housing Opportunities and Maintenance for the Elderly (H.O.M.E.)	SCR Medical Transportation
Chicago Department of Transportation	Illinois Department on Aging	Shorebank Neighborhood Institute
Chicago Department of Water Management	Illinois Department of Children and Family Services	Siemens Building Technologies, Inc.
Chicago Federal Home Loan Bank	Illinois Department of Human Services	Spanish Coalition for Housing
Chicago Fire Department	Illinois Environmental Protection Agency	Target Group, Inc.
The Chicago Historical Society	Illinois Facilities Fund	TCF Bank
Chicago Lawyers Committee for Civil Rights Under Law	Illinois Hispanic Chamber of Commerce	TEC Services, Inc.
Chicago Park District	Illinois Housing Development Authority	The Chronicle of Philanthropy
Chicago Police Department	Illinois Institute of Technology	The MacArthur Foundation
Chicago Project for Violence Prevention	Illinois Sports Facilities Authority	Uhlich Children's Advantage Network
Chicago Public Building Commission	The Illinois State Historic Preservation Office	Ujima
Chicago Public Library	The Jane Addams Hull House Association/Housing Resource Center	United States Department of Housing and Urban Development (HUD)
Chicago Public Schools	Jewel-Osco	United States Small Business Administration (SBA)
Chicago State University	Jewish Vocational Training Center	University of Chicago
		University of Illinois at Chicago
		UPS
		Windows of Opportunity, Inc.
		The Women's Business Development Center

FY2009 MOVING TO WORK ANNUAL PLAN
PLAN FOR TRANSFORMATION YEAR 10

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