

Moving To Work (MTW)  
Annual Plan for Transformation  
FY2004 - Year 5  
October 21, 2003



DO  
YOU  
HAVE  
A  
VISION  
FOR

**CHANGE.**  
CHICAGO HOUSING AUTHORITY

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## DO YOU HAVE A VISION FOR CHANGE?

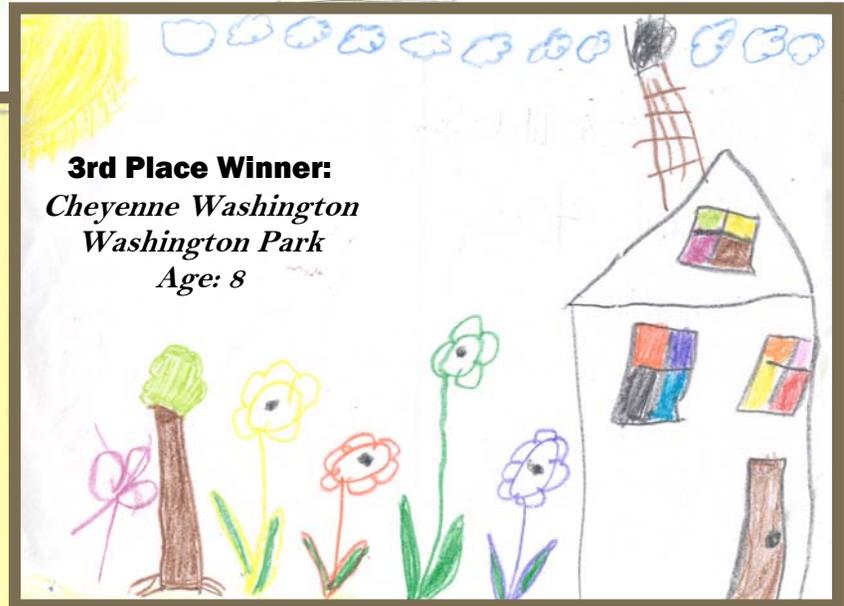
The Chicago Housing Authority asked young residents to draw how they envision their future home or community. Over 50 residents participated in this contest. The winners and others' visions are showcased here and throughout the Plan. The Chicago Housing Authority would like to thank all of the residents who submitted a drawing for this year's Plan for Transformation Drawing Contest.



**1st Place Winner:**  
*Jeremy Garrett*  
*Lake Park Place*  
*Age: 13*



**2nd Place Winner:**  
*Jajuanne Walker*  
*William Green Homes*  
*Age: 12*



**3rd Place Winner:**  
*Cheyenne Washington*  
*Washington Park*  
*Age: 8*



## **Creating A Better Place To Live.**

Implementation of the Plan for Transformation (the Plan) is critical to Chicago Housing Authority (CHA) residents. Through this Plan residents will enjoy improved access to schools, supportive services, and employment opportunities as well as sports and recreational activities. Progress is being made in large part due to public and private partnerships that have increased investments in communities and have broken down barriers between residents and their neighborhoods. The Plan is reaching beyond the CHA's properties and is transforming the face of Chicago.



## **Housing Options Expanded.**

Residents are making informed decisions about where to live. Residents now have expanded housing opportunities through the Housing Choice Voucher Program and through their selection of housing in mixed-income communities, rehabilitated developments, or scattered site locations.



## **Administering the CHANGE.**

High quality standards and operational requirements are being refined for the newly rehabilitated and constructed units located in desirable Chicago neighborhoods. Improvements in asset management are transforming communities previously considered undesirable. The CHA will continue to enforce higher management performance standards and continue to implement reforms that support the Plan.

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**DO  
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CHANGE?**

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# Introduction

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Four years ago the Chicago Housing Authority (CHA) began to transform the face of Chicago by creating new bustling communities that anyone would be content to call home. As the original vision of the Plan for Transformation (the Plan) materializes into visible change, the CHA has encountered obstacles and successes in its endeavors daily. The obstacles have shown real, lasting change cannot occur overnight and cannot be done alone. The successes have yielded better lives for residents and other Chicagoans.

In its fifth year, the CHA will continue to improve what it started four years ago: integration with the City of Chicago and its multitude of public services; improved communication with residents and private stakeholders; and better, safer communities. The Moving To Work (MTW) Annual Plan for Transformation FY2004 - Year 5 illustrates the steady progress toward change through planning, communication, and collaboration. The CHA credits its successes to many partners who brought with them the knowledge and capacity to bring about change.

The following pages reiterate the vision of the Plan for Transformation which seeks, above all else, to improve CHA residents' quality of life. The CHA will attempt to remove barriers for its residents, work on delivering newly built and rehabilitated units, as well as facilitate relocation with the utmost sensitivity and support.



*Henry Horner Homes*

**CHAPTER 01.**

**C**REATING A BETTER PLACE TO LIVE

**H**OUSING OPTIONS EXPANDED

**A**DMINISTERING THE **C**HANGE

◇ **Office of Development Management**  
Managing Director: William Little

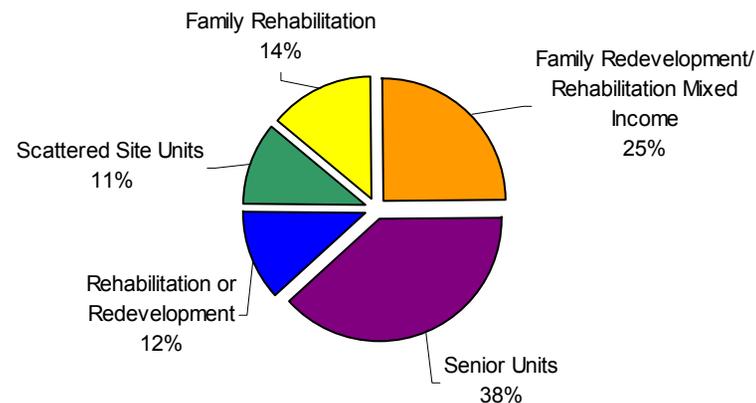
Director: Carl R. Byrd  
(312) 742-8300

◇ **Capital Construction**  
Managing Director: Richard L. Rodriguez

Director: August C. Chidichimo  
(312) 742-5500

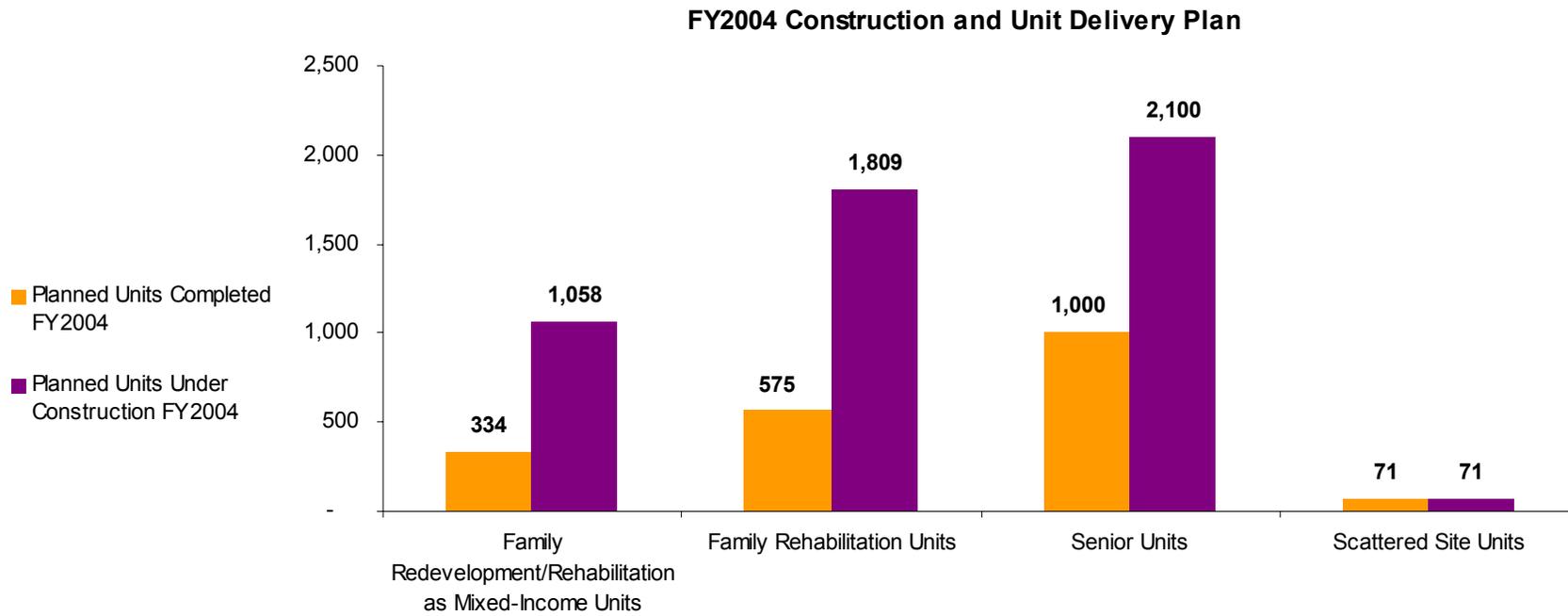
As the CHA enters its fifth year, progress can be quantified by the number of planned units that have been completed in the different housing portfolios. The Plan for Transformation committed the CHA to build or rehabilitate its entire inventory and, when work is complete, to have 25,000 units available for public housing residents. The first chart to the right illustrates the projected mix of units in the CHA's housing portfolios at the end of the Plan. The chart below displays the number of capital and redevelopment program units completed through FY2002 and unit projections for FY2003 and FY2004.

**Plan for Transformation Unit  
Total Units = 25,000**



<b>Unit Completion</b>			
<b>Development Grouping</b>	<b>Units Delivered Through FY2002</b>	<b>Projected Unit Completion FY2003</b>	<b>Projected Unit Completion FY2004</b>
Family Redevelopment/ Rehabilitation Mixed Income	1,173	205	334
Senior Units	4,515	2,831	1,000
Scattered Site Units	1,769	661	71
Family Rehabilitation	0	79	575
<b>Total Number of Public Housing Units</b>	<b>7,457</b>	<b>3,776</b>	<b>1,980</b>
<b>Cumulative Total Number of Units</b>		<b>11,233</b>	<b>13,213</b>
<b>Cumulative Total Percentage of 25,000 Units</b>		<b>44.9%</b>	<b>52.9%</b>

This chart below shows the projected status of units completed and under construction in FY2004.



CATEGORY	Development Name	Plan for Transformation		Public Housing Unit Completion Schedule										Total Units by the End of Plan for Transformation
		Existing Units 10/1/99	Occupied 10/1/99	Units Delivered Through FY2002	Units Under Construction FY2003	FY2003	Units Under Construction FY2004	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	
	<b>Redevelopment as Mixed-Income (Includes Off-Site Mixed-Income Residential Properties)</b>													
1	ABLA Homes	3,235	1,079	329	0	0	129	0	129	141	215	326	327	1,467
1	Cabrini Ext Replacement Housing	926	152	129	125	73	104	52	0	52	120	153	121	700
1	Henry Horner Homes	1,743	682	553	89	25	96	64	0	32	0	70	80	824
1	Lakefront Replacement Housing	0	0	106	80	15	95	65	0	50	40	82	83	441
5B	Rockwell Gardens	1,136	439	0	18	0	77	18	59	0	34	119	34	264
5B	Stateway Gardens	1,644	689	0	27	0	130	0	95	35	83	60	166	439
1 & 5B	Taylor Homes	3,784	1,559	56	0	0	137	18	91	136	183	183	184	851
1	Madden/Wells/Darrow	2,891	1,426	0	63	0	63	42	21	154	271	182	230	900
	<b>Rehabilitation as mixed income</b>													
1	Hilliard Homes	710	307	0	153	92	213	61	0	152	0	0	0	305
1	Washington Park/St. Edmunds Meadows	56	13	0	14	0	14	14	0	0	0	0	0	14
	<b>TOTAL: Redevelopment and Rehabilitation as Mixed-Income Units</b>	<b>16,125</b>	<b>6,346</b>	<b>1,173</b>	<b>569</b>	<b>205</b>	<b>1,058</b>	<b>334</b>	<b>395</b>	<b>752</b>	<b>946</b>	<b>1,175</b>	<b>1,225</b>	<b>6,205</b>
	<b>Senior Housing</b>													
2	Rehabilitation of CHA senior housing	9,480	8,044	4,515	3,867	2,831	2,100	1,000	1,100	0	0	0	0	9,446
	<b>TOTAL: Senior Housing</b>	<b>9,480</b>	<b>8,044</b>	<b>4,515</b>	<b>3,867</b>	<b>2,831</b>	<b>2,100</b>	<b>1,000</b>	<b>1,100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,446</b>
	<b>Scattered Sites</b>													
3	Scattered Sites North Central, Northeast, Southeast, Southwest, and West	2,904	2,382	1,751	661	661	71	71	144	0	0	0	0	2,627
4	Cabrini Extension	18	18	18	0	0	0	0	0	0	0	0	0	18
	<b>TOTAL: Scattered Site Units</b>	<b>2,922</b>	<b>2,400</b>	<b>1,769</b>	<b>661</b>	<b>661</b>	<b>71</b>	<b>71</b>	<b>144</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,645</b>
	<b>Family Properties-Rehabilitation</b>													
5A	Altgeld Gardens/Murray Homes	1,998	1,713	0	0	0	400	25	425	425	575	548	0	1,998
4	Bridgeport Homes	155	136	0	107	25	107	56	26	0	0	0	0	107
4	Lake Parc Place	300	235	0	0	0	300	150	150	0	0	0	0	300
4	Lawndale Gardens	128	120	0	0	0	128	28	100	0	0	0	0	128
4	Lowden Homes	128	115	0	126	54	72	72	0	0	0	0	0	126
5A	Trumbull Park Homes	486	382	0	0	0	458	150	150	158	0	0	0	458
4	Wentworth Gardens	422	386	0	0	0	344	94	150	100	0	0	0	344
	<b>TOTAL: Rehabilitation of Family Units</b>	<b>3,617</b>	<b>3,087</b>	<b>0</b>	<b>233</b>	<b>79</b>	<b>1,809</b>	<b>575</b>	<b>1,001</b>	<b>683</b>	<b>575</b>	<b>548</b>	<b>0</b>	<b>3,461</b>
	<b>Redevelopment or Rehabilitation</b>													
5B	Cabrini South/William Green Homes/1230 N. Burling (Redevelopment)	1,699	1,130	0	0	0								
4	Cabrini Rowhouses (Rehabilitation)	586	466	0	0	0								
5A	Dearborn Homes (Rehabilitation)	800	603	0	0	0								
5A	Harold Ickes Homes/Prairie Courts Extension (Rehabilitation)	1,006	823	0	0	0								
4	Lathrop Homes (Rehabilitation or Redevelopment)	925	747	0	0	0								
4	Lawndale Complex (Redevelopment)	187	1	0	0	0								
4	LeClaire Courts Extension (Rehabilitation)	300	270	0	0	0								
5B	Randolph Towers (Redevelopment)	155	137	0	0	0								
5B	Washington Park Highrises (Redevelopment)	468	192	0	0	0								
4	Washington Park Lowrises (Rehabilitation)	488	226	0	0	0								
	<b>TOTAL: Redevelopment or Rehabilitation of Units</b>	<b>6,614</b>	<b>4,595</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>810</b>	<b>811</b>	<b>811</b>	<b>811</b>	<b>3,243</b>
	<b>GRAND TOTALS</b>													
	<b>TOTAL NUMBER OF PUBLIC HOUSING UNITS</b>			<b>7,457</b>	<b>5,330</b>	<b>3,776</b>	<b>5,038</b>	<b>1,980</b>	<b>2,640</b>	<b>2,245</b>	<b>2,332</b>	<b>2,534</b>	<b>2,036</b>	<b>25,000</b>
	<b>CUMULATIVE TOTAL NUMBER OF UNITS</b>			<b>7,457</b>	<b>N/A</b>	<b>11,233</b>	<b>N/A</b>	<b>13,213</b>	<b>15,853</b>	<b>18,098</b>	<b>20,430</b>	<b>22,964</b>	<b>25,000</b>	<b>N/A</b>
	<b>CUMULATIVE TOTAL PERCENTAGE OF 25,000</b>			<b>29.8%</b>	<b>N/A</b>	<b>44.9%</b>	<b>N/A</b>	<b>52.9%</b>	<b>63.4%</b>	<b>72.4%</b>	<b>81.7%</b>	<b>91.9%</b>	<b>100.0%</b>	<b>N/A</b>

# OFFICE OF DEVELOPMENT MANAGEMENT

## REDEVELOPMENT

Significant pre-construction and construction activity will occur at CHA mixed-income sites in FY2004. During the year, eight of the ten sites listed below will have construction and/or unit delivery resulting in 334 new units being added to the CHA's housing stock.

To accommodate the public housing, affordable, and market-rate units for each of these new communities, redeveloped units will be constructed on the original development's site (on-site) as well as on various other parcels of land around these new communities (off-site). An exception to this is the Madden/Wells/Darrow community where the original site is expansive enough to accommodate all of the necessary units without further concentrating poverty.

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

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

**Cabrini-Green (Francis Cabrini Homes and Extensions/William Green Homes)**

**Hilliard Center (Raymond M. Hilliard Center)**

**Horner Homes (Governor Henry Horner Homes)**

**Lakefront Replacement Housing**

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

**Robert Taylor Homes**

**Rockwell Gardens**

**Stateway Gardens**

**Washington Park - St. Edmund's Meadows**

## A B L A

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

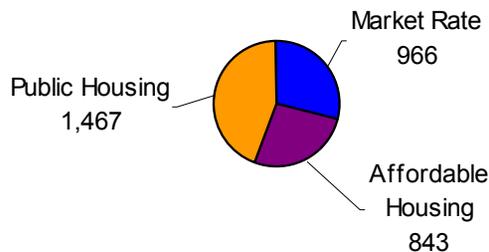
The ABLA community is located south of the University of Illinois at Chicago (UIC) and east of the Medical Center. The CHA sparked this neighborhood's turnaround with the demolition of gallery-style high-rises and established a standard for future redevelopment with its townhomes. Significant private investments began in the surrounding community shortly after this demolition. Redevelopment of the ABLA site will take place in phases over the next several years and will transform this neighborhood into a mixed-income community with both rental and home ownership opportunities, while providing numerous job opportunities for CHA residents.

In the first quarter of FY2004, the CHA will begin construction on the first phase of Roosevelt Square. This new community will be located west of Racine Avenue between Arthington Street and Roosevelt Road and east of Racine Avenue between Blue Island Avenue and Roosevelt Road. This phase will produce 129 public housing rental units and eight public housing home ownership units built on land owned by the CHA.

The public housing units range in size from one to four bedrooms and are located in three and six-flat buildings as well as townhomes. The public housing units will look no different than those units intended for market-rate customers. The redevelopment plan for this site also includes mixed-use buildings with ground-floor retail space to further stimulate economic development along Roosevelt Road.



### ABLA Redevelopment



Many partners have helped create the master redevelopment plan for Roosevelt Square and the future redevelopment of ABLA. The City of Chicago assisted with the initial planning phases and also committed financing to complete infrastructure and street improvements for the redeveloped ABLA site. Various city sister agencies will also contribute to ABLA's success. Construction on the new community center at Fosco Park, which will include an indoor swimming pool, gym, and daycare, began in FY2003 and is scheduled to be completed in FY2004. New fire and police stations are also scheduled to open near ABLA.

## ABLA Facts:

- Built between 1937 and 1963, it is comprised of five developments: Abbott Homes, Brooks Homes and Extension, Loomis Courts and Addams Homes.
- ABLA is located just two miles southwest of downtown on over 80 acres of land.

**ABLA Public Housing Unit Delivery Plan**

Total Planned Units	Units Delivered Through FY2003*	Units Under Construction FY2004	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
1,467	329	129	0	129	141	215	326	327

\*Includes units projected by year end FY2003.

## **C a b r i n i - G r e e n** **(Francis Cabrini Homes and Extensions/William Green Homes)**

Three of the major redevelopment sites for the former Cabrini-Green are Cabrini Extension North, Cabrini Extension South, and Green Homes. The Cabrini-Green site should prove attractive to both renters and prospective homebuyers. It is located in close proximity to downtown Chicago and is accessible to commuters through public transportation. The area has convenient shopping and numerous job opportunities for residents. During FY2004, the CHA will work towards finalizing development plans for Cabrini Extension South and Green Homes.

### **Cabrini Extension North**

At Cabrini Extension North, 700 public housing units will be redeveloped, 195 of which will be on-site in a 650-unit mixed-income community. The remaining 505 units will be located in smaller, mixed-income developments throughout the Near North community. To date these communities include Mohawk Infill, Mohawk North, Orchard Park, Old Town Square, North Town Village, Renaissance North, and Centrum (Domain Lofts).



**River Village**

### **River Village**

River Village will consist of townhomes, three-flats, and lofts in a neighborhood located on a one-acre riverfront park. The CHA will acquire 21 townhomes and four loft units in the 180-unit community. This site will feature a new river-walk, landscaped yards, and private roof decks.

All of the townhomes include attached garages, master bathrooms with a tub and separate shower, oak flooring, and other amenities. The lofts have a contemporary urban design, with soaring ten foot ceilings, oversized windows, hardwood floors in the kitchen and living/dining area, and secured indoor parking.



## **Cabrini-Green Facts:**

- **Cabrini Homes Extension North and South were built in 1958 and Green Homes was built in 1962.**
- **Cabrini-Green was originally a combination of four contiguous properties located in Chicago's Near North area.**
- **It once provided 3,600 units of public housing on 70 densely-packed acres and experienced national notoriety as a severely distressed development.**

## C a b r i n i – G r e e n, C o n t i n u e d (Francis Cabrini Homes and Extensions/William Green Homes)



**Old Town Village East**

### **Old Town Village East and Old Town Village West**

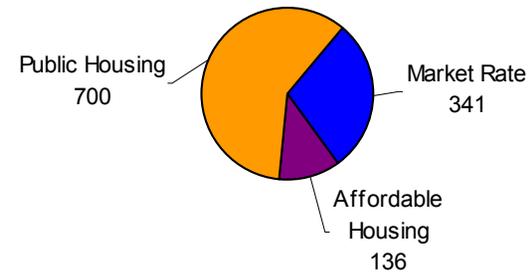
Old Town Village East and West are conveniently located near the Old Town Square Shopping Center. These two redevelopment sites are separated by several blocks.

In Old Town Village East, the CHA will acquire 16 units in mid-rise buildings and 12 units in walkups. The site will also contain townhomes. Old Town Village West will offer CHA residents 38 units in three-flat condominiums. The mid-rise and walkup units will include fireplaces with ceramic tile hearths, wall-to-wall carpeting, luxurious soaking tubs in the master bathrooms, and designer cabinets. The energy-efficient three-flat condominiums will include a gourmet kitchen appliance package, a wood deck or patio, a fully landscaped yard, and a wrought iron fence in the front yard.



**Old Town Village West**

### Cabrini Extension North Redevelopment\*



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

#### Cabrini Extension North Public Housing Unit Delivery Plan

Total Planned Units*	Units Delivered Through FY2003**	Units Under Construction FY2004	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
700	202	104	52	0	52	120	153	121

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

\*\*Includes units projected by year end FY2003.

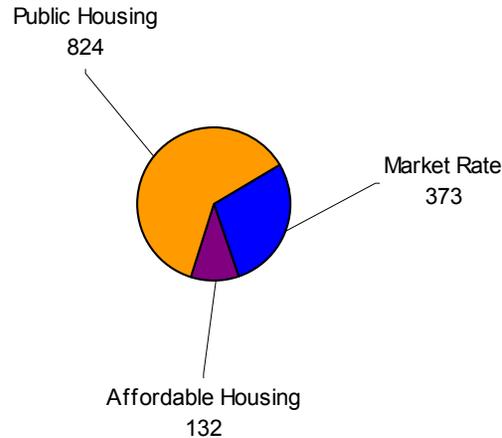
## Henry Horner Homes (Governor Henry Horner Homes)

Horner Homes, just north of the UIC Medical Center Complex, is ripe for redevelopment. As construction is completed, CHA residents will be able to choose either redeveloped or rehabilitated units both on and off-site. Both the new and rehabilitated properties will offer a mix of residential and economic opportunities for public housing residents. The off-site redeveloped units will offer a mixture of rental and home ownership opportunities.

### Westhaven Park

CHA residents who move to Westhaven Park, the next phase of redevelopment for the Horner site, will enjoy comfortable, well appointed units set in a landscaped garden. Residents will have fully equipped kitchens with upgraded appliances, ceramic tiled entries and bathrooms, fiberglass tubs, and upgraded insulation for quieter units. All of the utility lines and infrastructure for the site have either been upgraded or replaced.

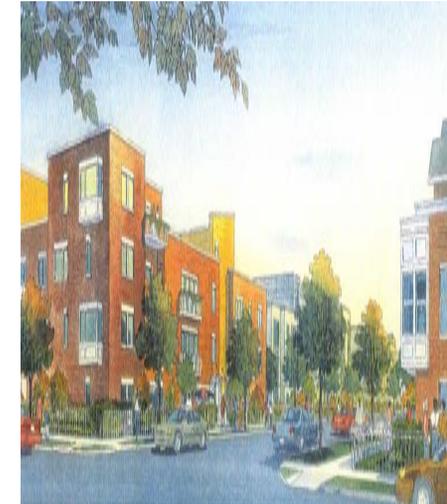
**Horner Homes Redevelopment**



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

Total Planned Units	Units Delivered Through FY2003*	Units Under Construction FY2004	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
824	578	96	64	0	32	0	70	80

\*Includes units projected by year end FY2003.



### Henry Horner Homes Facts:

- Henry Horner is just two miles from downtown between Lake Street, Hermitage Avenue, Washington Boulevard, and Oakley Street.
- The development grew from nine buildings in 1957 to 19 buildings by 1969.

## Hilliard Center (Raymond M. Hilliard Center)

The Hilliard Center, located three miles from the Loop, was built in FY1966. The four buildings are undergoing extensive rehabilitation and will house both families and seniors in public housing and affordable rental units. The homes will have new central heating, air conditioning, and new windows. The open floor plans will include new bathrooms, kitchens, appliances, and railings. The extensive rehabilitation also includes new walls, floors, doors, and full replacement of the plumbing and electrical systems. One highlight of the Hilliard Center rehabilitation is the 50% increase in the square footage of the family units and new elevators.

Once completed, the rehabilitated site will have expanded lobbies, new landscaping, additional parking, increased lighting, playgrounds, and basketball courts. The Center's unique amphitheater will be rehabilitated along with its community center.

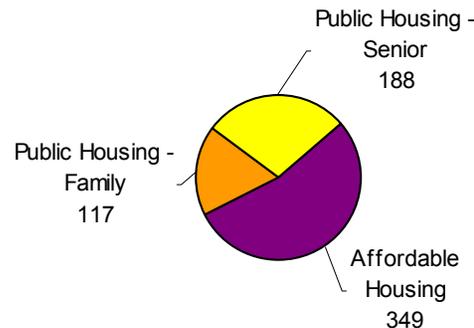
The timeline for Hilliard Center's rehabilitation calls for all construction work to be completed by mid-FY2006. By the end of FY2003, construction will be completed on a senior building. In FY2004, the CHA anticipates reoccupying the Phase I senior and family buildings. Construction on Phase II of the family and senior buildings will begin in late FY2004.



### Hilliard Center Facts:

- Built in 1966 on 12.5 acres of land three miles south of downtown.
- Designed by renowned architect Bertrand Goldberg who also designed Chicago's Marina Towers and River City.
- Located on Cermak Road between Clark and State Street, near both the McCormick Place and Chinatown.
- Placed on the National Register of Historic Places in 1999.

### Hilliard Center Redevelopment



Hilliard Center Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2003*	Units Under Construction FY2004	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
305	92	213	61	0	152	0	0	0

\*Includes units projected by year end FY2003.

## Lakefront Replacement Housing

Lakefront Replacement Housing will be located both on and off the former site of Lake Michigan Homes. This redevelopment plan includes 441 public housing units, of which 120 replacement units will be built in the new Lake Park Crescent community, 30 units will be off-site in Jazz on the Boulevard, while the remaining 291 units will be in scattered sites both in and outside of the North Kenwood/Oakland area.



**Lake Park Crescent**

Lake Park Crescent features one, two, and three bedroom units in twelve six-flats and one mid-rise building. These units will provide the residents with views of both the Chicago skyline and Lake Michigan. Unit features include wall-to-wall carpeting, energy-efficient kitchen appliance packages, designer kitchen cabinetry, and ceramic tile tub/showers. Lake Park Crescent will have custom landscaping, wrought iron fencing, and ample guest parking.



### Lakefront Replacement Housing Facts:

- Completely demolished in 1998, the 16.5-acre site contained four high-rise buildings with 604 units.
- Located in the North Kenwood/Oakland community, west of the Metra tracks on Lake Park Avenue between 40<sup>th</sup> and 42<sup>nd</sup> Street.
- This site is just four miles from downtown.

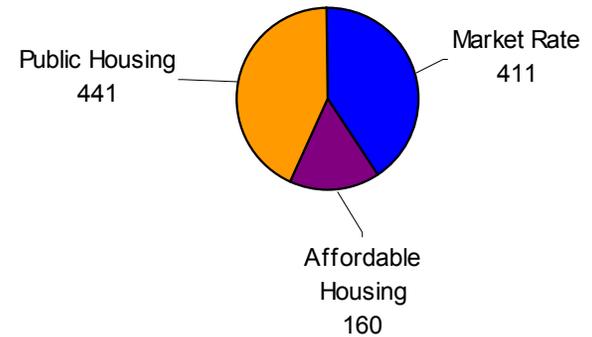
## Lakefront Replacement Housing, Continued



**Jazz On The Boulevard**

Jazz on the Boulevard consists of rowhouses, townhomes, and two and six-flat buildings. The eight different unit types offered within the development reflect the varying needs of today's renters and homeowners. The units range in size from one-bedroom units to luxurious three-bedroom single-family homes. The development seamlessly integrates both rental public housing and home ownership units within the community. Jazz on the Boulevard will have considerable green space along with the generous use of decks and balconies.

### Lakefront Replacement Housing



### Scattered Site Lakefront Replacement Housing

The CHA has completed construction of 106 of the 291 public housing scattered site replacement units located in the Lakefront Replacement Housing community. These units are primarily located in the Kenwood/Oakland neighborhood and feature wall-to-wall carpeting and new appliances.

#### Lakefront Replacement Housing Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2003*	Units Under Construction FY2004	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
441	121	95	65	0	50	40	82	83

\*Includes units projected by year end FY2003.

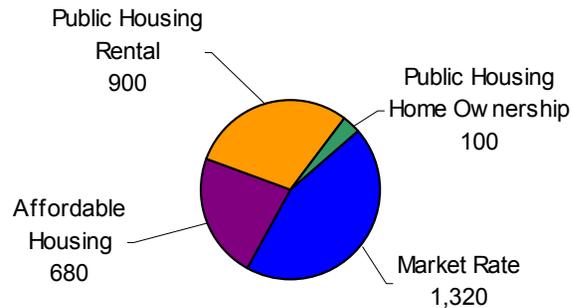
## Madden/Wells/Darrow (Madden Park Homes/Ida B. Wells Homes and Extension/Clarence Darrow Homes)

The three sites known as Madden Park Homes, Ida B. Wells Homes and Extension, and Clarence Darrow Homes will be transformed into a Southside Chicago neighborhood with traditional street patterns, alleys, and parks. Although there will be different types of buildings throughout this community, including townhomes and flats, the majority of these buildings will be two and three-story walkups.

Units will have energy-saving kitchen appliances, washers and dryers, linen closets, window coverings, and an intercom system. Most buildings will also have private landscaped yards, individual balconies, porches or patios, and covered entries.



### Madden/Wells/Darrow Redevelopment



### Madden/Wells/Darrow Facts:

- Built between 1941 and 1970, the site is located on the eastern side of the Bronzeville neighborhood.
- This community is just four miles southwest of downtown on more than 94 acres of land.
- The CHA received a HOPE VI award in 2000 that has been leveraged to more than \$240 million for the redevelopment of the site.

#### Madden Park/Wells/Darrow Public Housing Unit Delivery Plan

Total Planned Units*	Units Delivered Through FY2003**	Units Under Construction FY2004	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
900	0	63	42	21	154	271	182	230

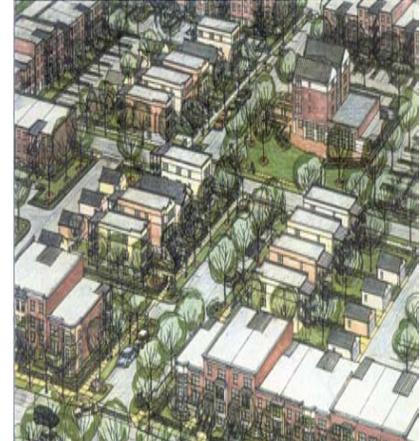
\*Includes units projected by year end FY2003.

\*\*The 100 for sale homes for public housing residents are not included in this number.

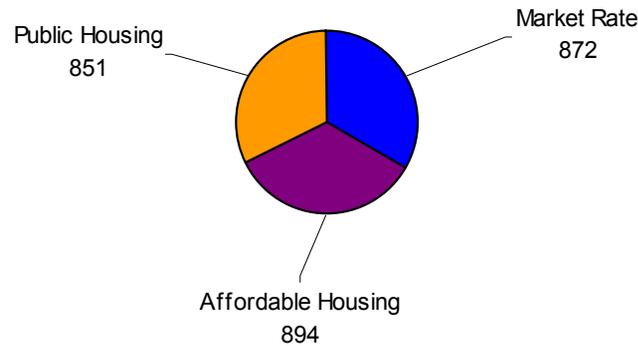
## Robert Taylor Homes (Taylor Homes)

Mixed-income rental and affordable home ownership units will replace the high-rise buildings known as Taylor Homes along State Street. Part of the site will undergo environmental work and infrastructure planning in FY2004 in preparation for new construction.

Revitalization will incorporate retail and residential space throughout this new community. The city will also contribute parcels of land to the CHA for the construction of additional off-site units included in the plan for Taylor Homes. The redeveloped site will include three new management and community facilities, new streets, and a rehabilitated Taylor Park Field House.



**Robert Taylor Homes Redevelopment**



### Robert Taylor Homes Facts:

- Built in 1962, Taylor Homes was comprised of 4,230 units in 28 buildings on 92 acres of land.
- Located on the south side of Chicago, the site is on State Street between 39<sup>th</sup> Street and 54<sup>th</sup> Street.
- Named after the first African-American chairman of the CHA.

**Robert Taylor Homes Public Housing Unit Delivery Plan**

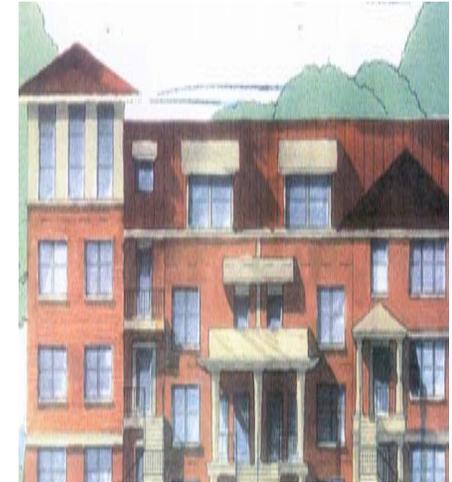
Total Planned Units	Units Delivered Through FY2003*	Units Under Construction FY2004	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
851	56	137	18	91	136	183	183	184

\*Includes units projected by year end FY2003.

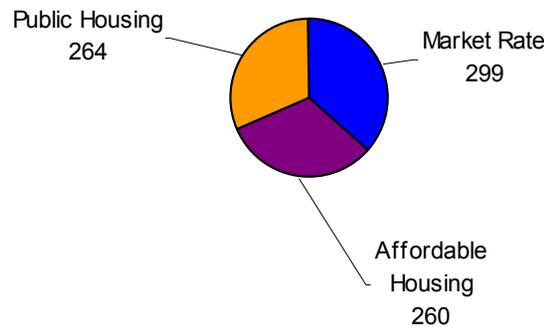
# Rockwell Gardens

The redeveloped Rockwell Gardens site will be comprised of rental and home ownership units in a neighborhood that will experience significant improvements to its infrastructure and architectural appeal. These improvements include increased street lighting, narrower street widths, traffic circles at intersections with landscaping, and additional setbacks for front yards that add green space. The public housing, affordable, and market-rate rental units in the first phase of construction will be evenly dispersed and consist of a combination of detached single-family, two and three-flat buildings, and townhomes. Different building facades will be used to provide a unique design to each building and to allow the new units to blend with the existing neighborhood's architecture. Community spaces include new playgrounds, basketball courts, and an athletic field.

The Rockwell Gardens Working Group, CHA Development Team, and the City of Chicago have created a redevelopment plan that will enhance the beauty of the neighborhood, attract economic development, and increase access to city supportive services. The city also plans to include a new campus park for Grant School.



**Rockwell Gardens Redevelopment**



## Rockwell Gardens Facts:

- Built in 1961, Rockwell Gardens is located three miles west of downtown in the east Garfield community near the United Center and Malcolm X College.
- The site was originally six high-rise buildings containing 568 units on approximately 17 acres of land.

**Rockwell Gardens Public Housing Unit Delivery Plan**

Total Planned Units	Units Delivered Through FY2003*	Units Under Construction FY2004	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
264	0	77	18	59	0	34	119	34

\*Includes units projected by year end FY2003.

# Stateway Gardens

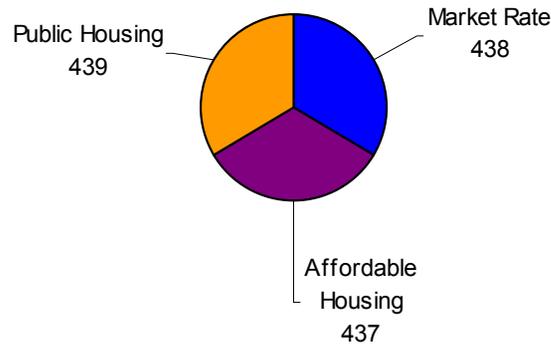
CHA residents will be able to rent or buy homes in the Stateway Gardens Redevelopment. These units will be near the new Chicago Police Department Central District Headquarters, the Illinois Institute of Technology, the historic Overton Building, and U.S. Cellular Field (formerly Comiskey Park).

### **Pershing Courts**

This 80-unit community, of which 27 units will be public housing, will have generous floor plans with central air conditioning and balconies or patios. Laundry facilities will be available on every floor of each building. The hallways will be light-filled with windows at the end. The new properties will be attractively landscaped and include wrought iron fencing and ample resident and guest parking.



**Stateway Gardens Redevelopment**



### Stateway Gardens Facts:

- Built in 1958, Stateway Gardens originally housed families in 1,644 units in eight high-rise buildings over 33 acres of land.
- Stateway is located only four miles from downtown.

**Stateway Gardens Public Housing Unit Delivery Plan**

Total Planned Units	Units Delivered Through FY2003*	Units Under Construction FY2004	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
439	0	130	0	95	35	83	60	166

\*Includes units projected by year end FY2003.

## Washington Park-St. Edmund's Meadows

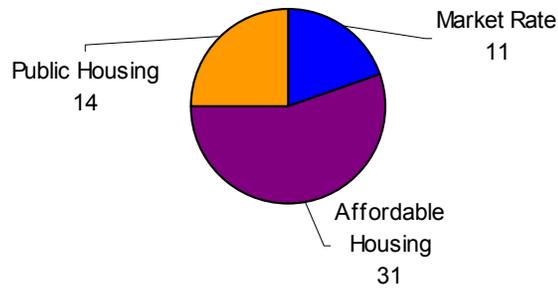
A portion of the units at Washington Park will be rehabilitated into a mixed-income community known as St. Edmund's Meadows. These newly renovated units will consist of 14 three and four-bedroom units available to CHA residents. Redevelopment and/or rehabilitation plans for the remainder of Washington Park will be forthcoming.

### St. Edmund's Meadows

The site will provide units in rowhouses and walk-up buildings. There is easy access to the Chicago Transit Authority rail and bus routes as well as the lakefront. The on-site playground will have fencing to enhance the safety of small children. The redevelopment of Washington Park will begin with 56 units at St. Edmund's.



Washington Park - St. Edmund's Meadows Redevelopment\*



### Washington Park St. Edmund's Meadows Facts:

- This site is part of the Washington Park Development located at 6141-47 South Wabash, 48-60 East 57<sup>th</sup> Street and various two-story rowhouses at 6101-11 South Wabash Avenue, 51-61 and 63 East 61<sup>st</sup> Street and 6100-14 South Michigan Avenue.
- In 1990, the St. Edmund's Church formed the St. Edmund's Redevelopment Corporation (SERC), a community based non-profit corporation, for the purpose of redeveloping and revitalizing the west Washington Park neighborhood.

Washington Park - St. Edmunds Meadows Public Housing Unit Delivery Plan\*

Total Planned Units*	Units Delivered Through FY2003**	Units Under Construction FY2004	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
14	0	14	14	0	0	0	0	0

\*The above numbers do not include unit delivery for all of Washington Park Highrises and Lowrises.

\*\*Includes units projected by year end FY2003.

# CAPITAL CONSTRUCTION

## REHABILITATION

The CHA's engagement in mixed-finance/mixed-income developments has not distracted staff from the essential task of rehabilitating the senior properties, scattered site units, and select family developments.

The CHA is committed to minimizing the exposure of its residents to lead-based paint hazards. The CHA informs potential rehabilitation contractors of the presence of lead-based paint in buildings and requires all contractors to comply with local, state and federal requirements for abatement. The CHA will also continue to work with the Chicago Department of Public Health to identify lead-poisoned children and implement immediate corrective measures. Outreach campaigns to distribute information and prevention techniques will continue in FY2004.



***Structural grab bar in a rehabilitated Bathroom in typical senior building***



***Kitchen in a rehabilitated senior building***

## Senior Housing Rehabilitation

The CHA originally committed to rehabilitating the 9,480 units that comprised its senior housing inventory. The CHA will bring back slightly fewer units, 9,456, due to the need to combine smaller units to create additional accessible and visitable units and common areas for residents. Minimal units in the entire inventory were sacrificed for these greatly needed changes.

The multifaceted process of rehabilitating the entire senior inventory has included the relocation of senior residents, reconstruction of building structural systems, overhaul of decaying mechanical systems, and renovation of outdated units. As a result of the senior rehabilitation efforts, residents will now enjoy air conditioned units and receive updated appliances, new kitchen cabinets and counter tops as well as new medicine cabinets in the bathrooms, and new floors. Renovated security desks and public restrooms will also be added to each of the senior buildings.

The renovation also included extensive improvements to the common areas and new landscaping to complement the freshly tuck-pointed buildings. Concrete ramps will also be added along with outside masonry and concrete repairs to enhance the façade of each building in the portfolio.

Senior Housing Unit Rehabilitation Plans	
Year	Units
<b>FY2001</b>	1,026
<b>FY2002</b>	3,489
<b>FY2003 Projected</b>	2,831
<b>FY2004 Planned</b>	1,000
<b>FY2005 Planned</b>	1,100
<b>TOTAL</b>	<b>9,446</b>



***Examples of rehabilitated security desk, kitchen, bedroom, air conditioning unit and bathrooms.***

## Scattered Site Rehabilitation

In FY2004, the CHA will continue the rehabilitation of its inventory of 2,645 scattered site units. The units are dispersed throughout the city and divided into five geographical areas: North Central, North East, South East, South West, and West. These properties consist of low-density buildings such as rowhouses and three-flats that are indistinguishable from nearby market-rate housing.

The scattered site rehabilitation initiative is primarily comprised of structural and mechanical improvements. The CHA will shift its focus to improving management of these units to ensure their longevity in the CHA housing inventory in FY2004.



*Handsomely landscaped Scattered Site Units*

## Family Housing Rehabilitation

### Altgeld Gardens/Philip Murray Homes

In FY2004, the CHA will begin construction on 400 of the 1,988 units at Altgeld Gardens/Philip Murray Homes. The Altgeld Gardens development is located on the far Southside, adjacent to the Calumet River just west of the Bishop Ford Expressway. Philip Murray Homes is located just southwest of Altgeld Gardens at South Lawrence and East 133<sup>rd</sup> Street. The CHA anticipates completing the rehabilitation of this site in multiple phases to reduce the need for relocation of families off site.

Total Number of Units to Be Rehabilitated	Units Completed FY2003	Units Under Construction FY2004	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
1,998	0	400	25	425	425	575	548	0

### Bridgeport Homes

The Bridgeport Homes was built after World War II on the southwest side of the city. These 13 two-story structures are just one mile from the White Sox's U.S. Cellular Field. Rehabilitation of this site will continue in FY2004, and will include the creation of a fire lane through the middle of the development for increased safety and accessibility.

Total Number of Units to Be Rehabilitated	Units Completed FY2003	Units Under Construction FY2004	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
107	25	107	56	26	0	0	0	0

### Lake Parc Place

Located just blocks from the lake and visible from Lake Shore Drive, this development is comprised of two buildings with one of the most magnificent views the CHA has to offer. The CHA will begin the rehabilitation of both buildings in FY2004 and expects the construction to last from 18 to 24 months.

Total Number of Units to Be Rehabilitated	Units Completed FY2003	Units Under Construction FY2004	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
300	0	300	150	150	0	0	0	0

### Lawndale Gardens

Comprised of eight 16-unit structures, Lawndale Gardens is located on the near southwest side along the Stevenson Expressway. The CHA will begin rehabilitation of these buildings in FY2004.

Total Number of Units to Be Rehabilitated	Units Completed FY2003	Units Under Construction FY2004	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
128	0	128	28	100	0	0	0	0

**Lowden Homes**

Lowden Homes is located on West 95<sup>th</sup> Street and South Wentworth Avenue near the Dan Ryan Expressway. The CHA will complete the rehabilitation of the development by the end of FY2004.

Total Number of Units to Be Rehabilitated	Units Completed FY2003	Units Under Construction FY2004	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
126	54	72	72	0	0	0	0	0

**Sensible Homes Initiative**

Lowden Homes serves as the pilot for the CHA’s Sensible Homes Initiatives. This initiative demonstrates how the strategic implementation of technology can be used to improve housing conditions and residents’ quality of life.

Housing improvements will include new energy efficient gas hot water heaters, water piping, plumbing fixtures and faucets, heating ducts, exterior insulated doors, attic insulation, an 100 amp electrical panel, and attic fire walls. It will also include underground piping with fiber optic cable 24 strand single mode in 3” PVC conduit. Ambient sensors for heating, ventilation, air conditioning units and photoelectric smoke detectors, carbon monoxide monitors and thermal detectors are also planned. Finally, the CHA has applied to HUD for funding to finance its second neighborhood learning network intended to provide a high speed, wireless network access for web based distance learning, e-mail, after school tutorials, cultural enrichment, pre-employment skill development and on-line bill payment.

This service-enriched housing approach promotes increased access to information and community resources for economic self-sufficiency opportunities. Improved conditions for physical well-being should decrease the CHA’s residents’ feelings of isolation. Specific quality of life benefits to residents include:

1. Improved climate, safety and environmental conditions through IT Regulated Systems; and
2. Increased access to technology and local public and community services for Residents.

**Trumbull Homes**

Trumbull Homes is spread over several blocks between East 105<sup>th</sup> and 106<sup>th</sup> Streets at South Yates Avenue just south of Olive Harvey College. The CHA will begin rehabilitation of this site in FY2004 and anticipates completion of construction within three years.

Total Number of Units to Be Rehabilitated	Units Completed FY2003	Units Under Construction FY2004	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
458	0	458	150	150	158	0	0	0

**Wentworth Gardens**

Wentworth Gardens is located in the backyard of U.S. Cellular Field between 37<sup>th</sup> Street and Pershing Road and west of the Dan Ryan. The CHA will begin rehabilitation of these two-story rowhouses and three-story buildings in FY2004.

Total Number of Units to Be Rehabilitated	Units Completed FY2003	Units Under Construction FY2004	FY2004 Planned Units	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
344	0	344	94	150	100	0	0	0

## Rehabilitated or Redeveloped Properties

The CHA has made decisions regarding the revitalization plans for properties that were previously categorized as undecided.

### Redevelopment Properties

**1230 North Burling  
Cabrini Extension South  
William Green Homes  
Lawndale Complex  
Randolph Towers  
Washington Park High Rises**

Planning discussions with the working groups will begin in FY2004.

The CHA will solicit an urban or land use planner for 1230 North Burling, Cabrini Extension South and William Green Homes in FY2004 to help formulate the optimum redevelopment plans.

### Rehabilitation Properties

**Cabrini Row Houses  
Dearborn Homes  
Harold Ickes Homes  
LeClaire Extension  
Washington Park Low Rises**

Planning discussions with the working groups will begin in FY2004.

### Redevelopment or Rehabilitation Property

**Lathrop Homes**

Lathrop Homes will be evaluated in FY2004 to decide whether to rehabilitate or redevelop this property.

## Collaborations

### Resident Participation

CHA residents play a vital role in the Plan for Transformation. In addition to representing their developments as Local Advisory Council (LAC) presidents and Central Advisory Council (CAC) members, residents also participate in the redevelopment and rehabilitation process as working group members for each mixed-finance/mixed-income development. This degree of resident participation ensures that the concerns of the residents are presented and provides the CHA and the private developers an opportunity to communicate with residents on a regular basis regarding their vision for these new communities.

### Partnership with the City of Chicago

The CHA works closely with the City of Chicago to actualize the Plan by providing affordable quality housing opportunities citywide for CHA residents. Many services provided by city departments such as the Chicago Park District, Chicago Department of Transportation, Chicago Department of Planning and Development, Mayor's Office for People with Disabilities, and Chicago Public Schools help elevate the quality of life of all Chicagoans. The CHA works with the city to see that its residents have access to numerous services which include, but are not limited to:

- Constructing new schools;
- Constructing new fire and police stations;
- Opening new community centers;
- Rehabilitating and creating field houses;
- Developing new parks and building playgrounds;
- Acquiring land for redevelopment;
- Making public infrastructure improvements at each development site;
- Developing new street grids and creating new streets;
- Reviewing and approving site building plans; and
- Ensuring equal access for people with disabilities.

### Partnership with Private Developers

The CHA continues its mission of expanding viable housing options via partnerships with private developers. The CHA plans to increase the number of private developer partnerships in order to create more opportunities to live in new communities.



***The CHA's collaboration with residents, the city, community groups, and a wide range of public agencies and private individuals will continue in FY2004.***



*Children on the Playground*

## CHAPTER 02.

### CREATING A BETTER PLACE TO LIVE

## **H**OUSING OPTIONS EXPANDED

### ADMINISTERING THE **CHANGE**

- ◇ **Housing Choice Voucher**  
Managing Director: Meghan Harte  
  
Director: Sharon Glenn  
(312) 742-8840
  
- ◇ **Relocation**  
Managing Director: Meghan Harte  
  
Director: Rayne Martin  
(312) 742-9407
  
- ◇ **Community Development and Supports**  
Managing Director: Meghan Harte  
  
Interim Director: Mark Plummer  
(312) 742-8920

## HOUSING CHOICE AND PROJECT-BASED VOUCHER PROGRAMS

The CHA currently provides housing assistance to over 34,000 low-income families through the Housing Choice Voucher (HCV) Program and through the Section 8 Project-Based Voucher Program (PBV). With one of the largest HCV allocations nationwide, the CHA endeavors to expand the housing options for participating families by offering them access to more neighborhoods. Participants may use a HCV to lease a unit in a number of communities throughout the City of Chicago that otherwise would be outside of their economic reach.

The HCV Program provides portable tenant-based vouchers that pay landlords the difference between 30% of an eligible family's gross income and the rent for a privately owned unit. By contrast, the PBV Program issues vouchers to building owners for units that must be rented to eligible families. These vouchers remain with the unit and are not portable. The number of project-based vouchers issued are monitored to ensure that no area of the city is over-saturated with concentrations of low-income housing.

HCV Program participants are provided counsel on the complete range of housing types and neighborhoods where they may use their vouchers. Families in the program are also invited to attend workshops on tenants' rights in the private market, housing search techniques, and fair housing laws. The CHA encourages families to move into low-poverty areas and offers incentives to participants and the program's administrator for each move made into these Opportunity Areas. The following pages discuss the administration of the HCV Program, Project-Based Vouchers, and initiatives for FY2004.



*Property Manager handing HCV holder keys to unit*

## HCV Management Benchmarks

The HCV Program is the largest program managed by the CHA. There are more than 97,000 participants currently being housed. For efficiency, a number of benchmarks have been established to measure success and compliance with the HCV Program's Administrative Plan. The table below lists the primary management benchmarks for the HCV Program in FY2004 to ensure that HUD continues to rate CHA's HCV Program as a high performer.

<b>HCV FY2004 Management Benchmarks</b>	
<b>Categories</b>	<b>FY2004 Benchmarks</b>
Selection from the Wait List	At least 98% of applicants will be selected in accordance with prescribed policies.
Rent Reasonableness	At least 95% of rents will be based on current rents for comparable unsubsidized units.
Determination of Adjusted Income	At the time of admission and annual re-examination, at least 90% of families will have their annual income accurately verified.
Utility Allowance Schedule	Utility rate data will be reviewed on an annual basis. If there is a change of 10% or more in the utility rate, the utility allowance will be adjusted.
Housing Quality Standards (HQS) Enforcement	100% of units cited for life-threatening deficiencies will be corrected within 24 hours; at least 98% of units cited for non-life threatening HQS deficiencies will be corrected within 30 days; those cited for HQS deficiencies, but not corrected, will have housing assistance payments discontinued.
Expanding Housing Opportunities	At least 45% of families in the Housing Opportunity Program will move to low-poverty areas.
Payment Standards	The CHA payment standards are used to ensure that rents paid by HCV participants are equivalent to the fair market rent paid in Chicago. Annually, HUD publishes the Fair Market Rent (FMR) for Chicago, which is the average monthly rent for a unit based on the number of bedrooms. The CHA will establish payment standards to ensure that rent amounts for all participants are between 90% and 110% of the FMR.
Annual Re-Examinations	At least 95% of participants will be reviewed every 365 days for suitability and eligibility for continued occupancy.
Correct Tenant Rent Calculations	At least 98% of participants will have their rent calculated accurately in accordance to their income.
Pre-Contract HQS Inspections	At least 98% of newly leased units will pass a HQS inspection on or before the beginning of a lease. The CHA has chosen to apply the Uniform Physical Condition Standards normally used for public housing to private market units in the HCV program for uniformity across programs.
Annual HQS Inspections	At least 95% of all units under contract will be inspected annually.
HQS Quality Control Inspections	At least 5% of participant files will be reviewed for quality control annually.
Lease-Up	At least 98% of all HCV and Moderate Rehabilitation units allocated for more than one year are leased in accordance with the approved leasing schedule.
Family Self-Sufficiency (FSS) Enrollment and Escrow Accounts	At least 1,500 families will be enrolled in the FSS program, of which 40% will have increases in earned income (51% or more of total income derived from wages) resulting in escrow account balances and 50% will have earned income.

## Opportunities Expanded

**Family-Self Sufficiency & Home Ownership Programs** – The FSS Program works with families in the HCV program to increase their level of self-sufficiency and economic independence. Families establish goals towards this end which can include obtaining employment, education, and/or purchasing a care or home.

Families who wish to purchase a home receive additional support through the CHA's *Choose to Own* Program. This two-year old home ownership program allows HCV participants to become first-time home buyers using a HCV to pay a portion of their mortgage. Families wishing to participate in the Choose to Own Program must also be enrolled in the FSS Program. The CHA expects 50 families to buy homes in FY2004.

FY2004 Choose to Own Activity	
Potential enrollees	400
Applicants to the program	200
Participants completing pre-purchase counseling	80
Participants pre-qualified by a bank	60
Total number of families purchasing a home	50



**Self-Sufficient Family**

**Housing Opportunity Program** - The CHA continues to contract with private agencies to administer the Housing Opportunity Program. The program is offered to current HCV families that are interested in moving to Opportunity Areas. An Opportunity Area is defined as an area in a census tract where less than 23.49% of families are living below the poverty level.

**Relocation Counseling** - The CHA also contracts with private agencies to provide relocation counseling. These counselors are required to show each HCV family at least one unit in a low-poverty area, thereby helping families find homes in economically flourishing neighborhoods.

**Gautreaux Counseling** - The CHA offers specialized counseling services through the Leadership Council for families wishing to make a Gautreaux Move. Public housing families who choose to remain within the city limits must move to an Opportunity Area with an African-American population of 30% or less. For Gautreaux moves outside of the city, the new community's poverty rate and its African-American population must both be 10% or less. The CHA will set aside 500 vouchers for Gautreaux Moves during FY2004.

**Landlord Outreach** - Improvements to the administration of the HCV Program and initiatives designed to attract new landlords have increased new landlord participation year after year. Two hundred fifty (250) new landlords are expected to lease to HCV participants in FY2004. Every new landlord represents a new housing choice for low-income families searching for a decent place to live. The CHA relies on several informational outlets to encourage new landlords to lease their units to HCV participants, such as advertising and word-of-mouth. Strategies to educate new landlords include presentations at community meetings and discussion forums with current and potential landlords.

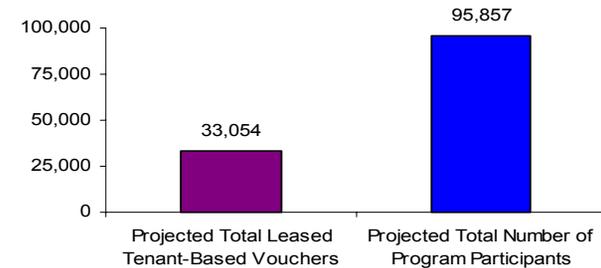
In FY2004, the CHA will hold additional informational sessions in low-poverty neighborhoods to attract new landlords. The CHA will specifically target neighborhoods with low participation in the HCV Program. The contract administrator has also enhanced its website to include a property-listing service that allows landlords to list available units.

## HCV Management Initiatives

By the end of FY2004, the CHA anticipates having over 33,000 HCVs leased and total program participation to be 95,857 individuals.

**Satellite Offices** - In order to increase participation in the HCV program, HCV satellite offices are being established across the City of Chicago. Each office provides landlord and resident education on the HCV Program and conducts outreach for the Family Self-Sufficiency and Housing Opportunity Programs. The staffs are trained to answer questions and process paperwork. Additionally, each office has a Resource Room with materials to help participants search for housing and employment. As a result of the success of this initiative in FY2004, the CHA will open additional satellite offices to service existing and prospective landlords and participants.

**FY2004 HCV Program Projected Tenant-Based Leasing and Persons Assisted**



**Senior Designated Housing Plan** - The Senior Designated Housing Plan provides housing choice vouchers to persons under 50 years old with a disability who live in designated senior buildings or who are on one of the senior building wait lists. The CHA applies to HUD annually for the maximum 200 HCVs available under the *Rental Assistance for Non-Elderly Persons with Disabilities in Support of Designated Housing Plans*. For an update on the Senior Designated Housing Plan, see Appendix 9.



**Latino Networking Breakfast**

**Latino Consent Decree** - Pursuant to the Latino Consent Decree, the CHA will continue to:

- Monitor the HCV contract administrator's compliance with the Consent Decree;
- Work to increase the number of Spanish speaking landlords participating in the HCV Program;
- Continue funding Latino Site Offices in FY2004; and
- Increase the number of Spanish speaking Housing Opportunity Counselors for HCV participants and applicants.

**Supportive Services and the Modification Fund** - The CHA will continue to offer supportive services through a collaboration with Access Living. Access Living is a disability advocacy agency that assists families in locating units that are appropriate and accessible by persons with disabilities. For HCV units that are not accessible, the CHA will continue to provide funding for alterations to qualifying families through the Modification Fund.

The CHA is committed to raising the awareness of lead paint hazard prevention for its participants and landlords. Apart from the continuing outreach and informational campaigns the HCV Program will conduct in FY2004, the CHA will continue to offer financial assistance to landlords to mitigate the cost of eliminating such hazards. The HCV Program will continue to provide landlords and participants educational opportunities and trainings as well as work closely with the Chicago Department of Public Health to identify at-risk children and provide educational awareness sessions.

## HCV Program Policies

The Housing Choice Voucher Administrative Plan contains the policies governing eligibility, selection, and admission to all special programs. This information is also covered in participant briefings.

### Wait List

- The Housing Choice Voucher Program wait list is not merged with the public housing wait lists.
- Interested persons may apply for Housing Choice Voucher assistance at the office of CHAC, Inc., the HCV Program administrator, or at any of the Latino Site Offices when the HCV wait list is reopened.

### Unit Search Time

- HCV recipients are given 180 days to find an affordable unit with a willing landlord.
- Extensions are provided for public housing families being relocated, families that include a member with a disability, and in other circumstances when the applicant can demonstrate need and diligence of effort.

### Admission

- The CHA issues vouchers in the following order of preference; these are applied within income tiers:
  1. Families being relocated from public housing;
  2. Families being relocated by other Federally funded housing rehabilitation programs (e.g. rental rehabilitation, CDBG, and HOME); and
  3. Among applicants with equal preferences, applicants are selected based on the date and time of application.

## Project-Based Voucher Programs

In FY2004, the CHA will use Project-Based Vouchers (PBVs) to penetrate markets and neighborhoods that would not otherwise be available to its program participants. These vouchers are tied to the unit rather than moving with the low-income family like Housing Choice Vouchers. Therefore, PBVs are attractive to developers of both small and large scale developments. The reliable rental income stream can be leveraged by the developer. Listed below are two of the CHA's established commitments with respect to this program:

- **Regional Housing Initiative**  
A consortium comprised of the Chicago, Cook, and Lake County Housing Authorities, which was established in FY2002, will continue to encourage the construction of new affordable housing near jobs and transportation centers throughout the region. The Regional Housing Initiative (RHI) reserves PBV for use in Lake and Cook Counties. Developers interested in providing housing in these two counties submit proposals to obtain use of the consortium's donated vouchers. The vouchers are awarded to developers by a selection committee. The awards are granted to developers whose projects offer the best opportunity to provide low-income residents with access to jobs. In addition to capitalizing on the steady rental income stream for the assisted units, participating developers also have access to tax credits to help fund these projects. The CHA assists developers in tenant selection by providing them with potential tenants from the HCV wait list.
- **Chicago's Five-Year Supportive Housing Initiative**  
The CHA has committed 295 vouchers to the Chicago's Five-Year Supportive Housing Initiative. Two hundred fifty (250) vouchers will be utilized for Single Room Occupancies (SROs) near the CHA's mixed-income communities. The City of Chicago has already identified several potential site locations for the SROs. The remaining 45 vouchers will be used to house families.

# RELOCATION

## SUPPORTING RESIDENTS THROUGH CHANGE

As the Plan for Transformation progresses, more CHA families will be moved to safer, higher-quality units. In FY2004, the CHA will conduct more than 3,000 moves to temporary or permanent housing. The CHA is committed to ensuring that families experience a compassionate and efficient process as they relocate from one unit to another. Over the past few years, the CHA has invested significant levels of resources to improve and expand relocation counseling, training, and the electronic tracking of families.

## CHA and Resident Commitments to the Relocation Process

**The Relocation Rights Contract** - The CHA Leaseholder Housing Choice and Relocation Rights Contract (Relocation Rights Contract or Contract) entitles every lease-compliant household that legally occupied a CHA unit on October 1, 1999, the right to return to public housing following its rehabilitation or redevelopment. To exercise this right, residents must remain lease-compliant throughout the entire relocation process.

**Tracking and Reporting Each Resident's Status** - The Relocation Management Tracking System (RMTS) is an automated system designed to track the status of residents throughout the relocation process. The system was created to enhance the CHA's ability to provide timely and accurate notices, electronically record residents' housing choices, and to allow the CHA to administer the Housing Offer Process (HOP).

**Maintaining Lease-Compliance** - Families living in temporary public housing, temporary HCV or temporary non-subsidized housing must remain lease compliant, or they receive notification pursuant to the terms of their lease. Families that are not lease-compliant during temporary relocation forfeit their right to return to redeveloped or rehabilitated CHA housing. However, families are given time to cure lease violations. The CHA's Service Connector System has been created to assist families needing support to become and maintain lease-compliance.

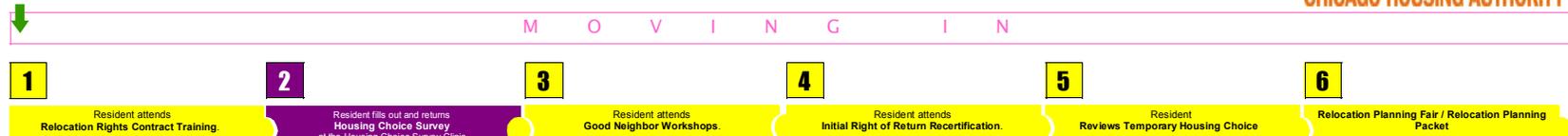
**Property Specific Requirements** - Site-based working groups help develop property specific residency requirements at each redevelopment site. Each family is informed of their selected community's requirements prior to their scheduled permanent move. The CHA, through its Service Connector System, works closely with families who choose to live in mixed-income housing by assisting these families in meeting the development's site specific criteria. During FY2004, the Service Connector System will be redesigned to further enhance the CHA's support of families' housing choices. Site specific residency requirements are currently being developed by working groups at numerous planned mixed-income communities. Although these requirements have not been standardized across these planned redevelopment sites, examples of these residency requirements may include proof of full-time employment, providing satisfactory landlord references, good housekeeping inspections, and passing a credit review.

The relocation process and requirements of the Relocation Rights Contract is outlined in the chart below.



**START**

**RELOCATION PROCESS**



*At the Relocation Contract Training, residents learn about the moving process, their rights under the Relocation Rights Contract, and their responsibilities.*

*The leaseholder fills out a Housing Choice Survey. By filling out the survey the leaseholder chooses where he/she would like to move temporarily during the construction or rehab of public housing, and permanently after the new or rehabbed public housing is ready.*

*The leaseholder goes to the Good Neighbor Workshops, which help residents prepare for a successful move. For example, residents will learn about things such as lease compliance, house keeping, and money management.*

*The Initial Right of Return Re-certification is when the management office checks if a CHA family is lease-compliant. (Lease-compliance means following the rules of the lease.) If the family is lease-compliant, their lease is renewed. Once the new lease is signed, the Relocation Rights Contract becomes active. This means that the family can move back to new or rehabbed public housing as long as they continue to follow the rules of the lease.*

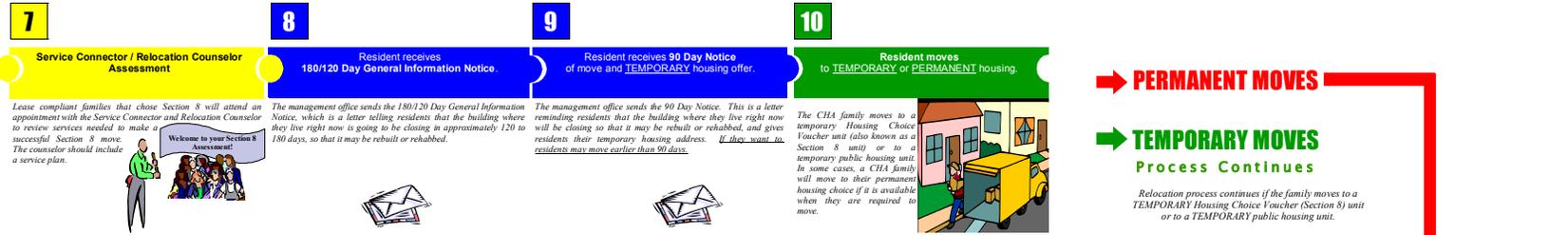
*The leaseholder will meet with CHA Relocation Project Manager*

- Review temporary housing choice (Section 8 or Public Housing)
- In the event temporary public housing is necessary, the leaseholder will also express a preferred public housing development
- Learn about opportunity areas
- If choice is Section 8, indicate interest in opportunity counseling and tour of opportunity neighborhood

*Leaseholder attends a Relocation Planning Fair. The Relocation process will be explained at length during the fair. CHA will also explain the Relocation process as it relates to Redevelopment, Relocation, Counseling, and Service Connectors. Residents will be given a Relocation Planning Packet and time to voice their questions in small groups. Residents will schedule an appointment with their Service Connector and counseling agency.*

*Welcome to the Relocation Planning Fair!*

*opinions and/or ask settings. Residents will schedule an appointment with their Service Connector and counseling agency.*



**WHAT THE COLORS MEAN:**

**Yellow = Meetings and Appointments**

**Blue = Letters and Notices**

**Purple = Forms that need to be filled out**

**Orange = Rehab or Rebuilding**

**Green = Moves**

**Red = Relocation process is complete.**

**PLEASE NOTE:**

This document highlights the major steps in the relocation (moving) process that is part of the CHA's Plan for Transformation. It does not include all the details of the relocation process. The purpose of this document is to help CHA residents better understand the relocation process.

Only residents who lived in CHA on 10/1/99 have a "right to return" to new or rehabbed public housing. Residents who moved in to CHA after 10/1/99 have a "preference to return" to new or rehabbed public housing. This means that they can choose to come back to public housing after 10/1/99 residents. In other words, residents who lived in CHA on 10/1/99 will be the first group of people who can come back to new or rehabbed public housing, if that was their choice. After they move back to public housing, residents who moved in to CHA after 10/1/99 will be the second group of people who can come back to new or rehabbed public housing, if they expressed a "preference" to come back and if there are public housing units available.



## Building Consolidation, Closure, and Demolition

**Relocation Schedule** - Before the relocation process begins at any development, the CHA consults with the Local Advisory Council (LAC) and the Central Advisory Council (CAC). After consultation, the CHA creates a relocation schedule for building closure and/or consolidation, which is necessary for the redevelopment or rehabilitation of the sites. The CHA's building consolidation, closure, and demolition plans are adjusted annually and reflect HUD requirements as well as concern for residents' safety and well-being.

## Families Engaged in the Moving Process



**Helping Residents Make the Right Choices** - The Relocation Department, a department within the Resident Services Division, reaches out to residents and communicates with residents throughout the relocation process. Relocation Project Managers work with an on-site team of Resident Relocation Coaches, Service Connector System staff, counseling agencies, the LAC, and property management personnel to facilitate resident's relocation process. Relocation Project Managers are also responsible for managing and tracking relocation phasing at each development under redevelopment or rehabilitation.

In FY2004, the Relocation Department will implement new strategies to further assist residents engaged in the moving process by:

- Conducting relocation planning meetings and Housing Offer Process (HOP)/Replacement Housing Informational Sessions;
- Holding individual Housing Choice Survey (HCS) reviews; and
- Implementing the Right Moves Net Pilot Program.

## Process for Temporary Moves

- **Completing the Housing Choice Survey** - By completing a Housing Choice Survey (HCS), families are provided the opportunity to choose a temporary location to live while rehabilitation or redevelopment is taking place. The temporary moves can be made to another CHA unit, to a unit in the private market using a temporary HCV, or to non-subsidized housing.
- **Making Changes on the Housing Choice Survey** - Families scheduled to relocate are provided an opportunity to amend their temporary housing selections. At the leaseholder's pre-move recertification appointment, Relocation Department staff meet with each leaseholder to review their HCS and, if necessary, change their temporary choice based on the CHA's available housing inventory.
- **Move-Out Activity** - The Relocation Process has two stages, the first of which is move-out. During the move-out stage, a family moves out of an existing housing unit. Families that are not moving immediately to their permanent housing choice will be moved to temporary housing. The service connectors and relocation project managers will help moving families by providing them with housing counseling and other supportive services through the relocation process.

During FY2004, in most cases, the move-out process will be redesigned to combine social and housing services, thus allowing residents the opportunity to work with one agency to address all of their housing and social service needs. All residents moving out of public housing will have an Individual Service Plan that customizes specific services a resident needs to maintain their temporary housing and eventually obtain permanent housing at one of the sites selected on their HCS.

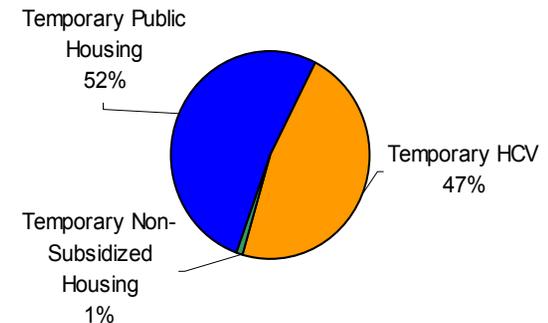
- **Keeping Residents Informed** - The CHA works to keep residents informed of relocation and redevelopment/rehabilitation plans by holding a number of informational meetings at the developments and by working closely with LAC Presidents. Residents are also given individual notices that provide information on the timing of temporary moves and their temporary housing location. The CHA works closely with each family to honor housing choices as much as possible and to assure smoothly conducted moves.



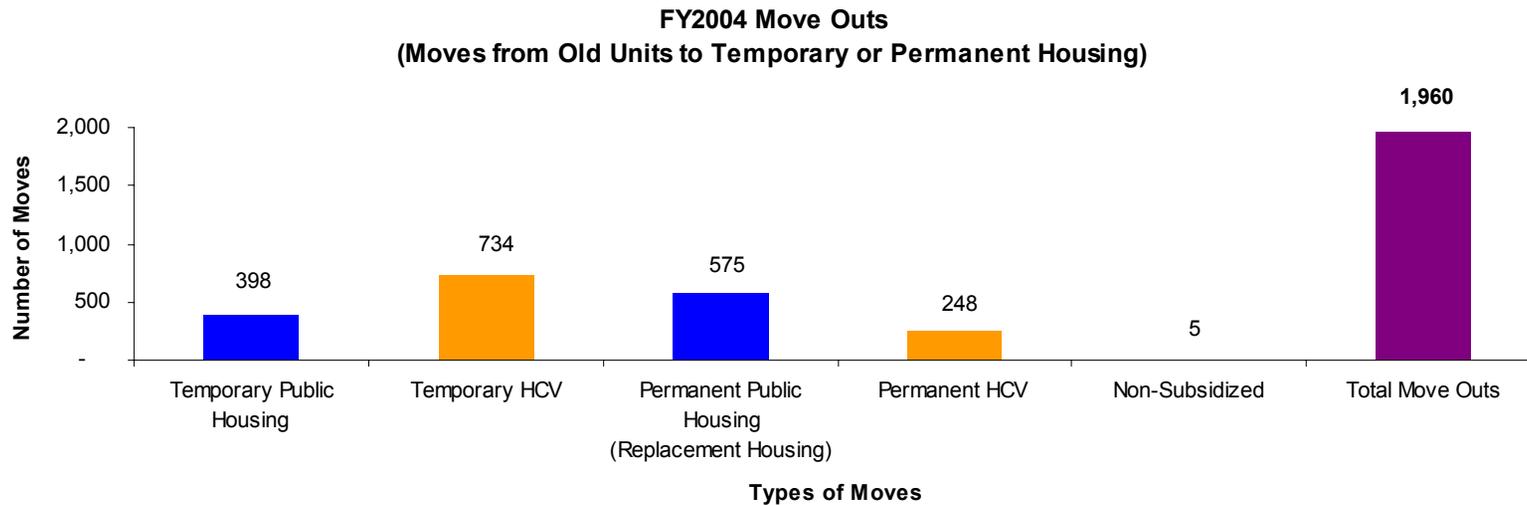
**Development Planning Meeting**

As part of the CHA's effort to keep all residents actively engaged in the relocation process, the Relocation Department will create and distribute a Relocation Newsletter. The CHA will also continue to provide targeted mailings, meet with relocatees in the private market, write updates on working group activities, and conduct tours of model units in mixed-income developments.

**Housing Choice Survey Results  
Temporary Choices  
as of June 30, 2003**



**FY2004 Move Outs** - In FY2004, the CHA is planning 1,960 moves out of public housing units to temporary or permanent homes. At family properties undergoing rehabilitation, residents may be able to move directly to their permanent choice within the same development. Because some families will move within the same property, there is some duplication between the number of move-in and move-out families.

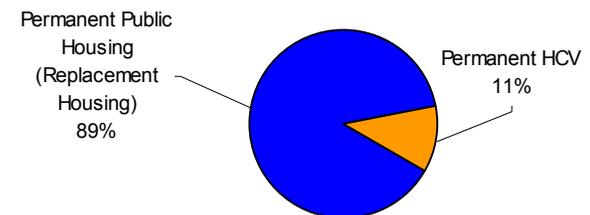


**Process for Permanent Moves**

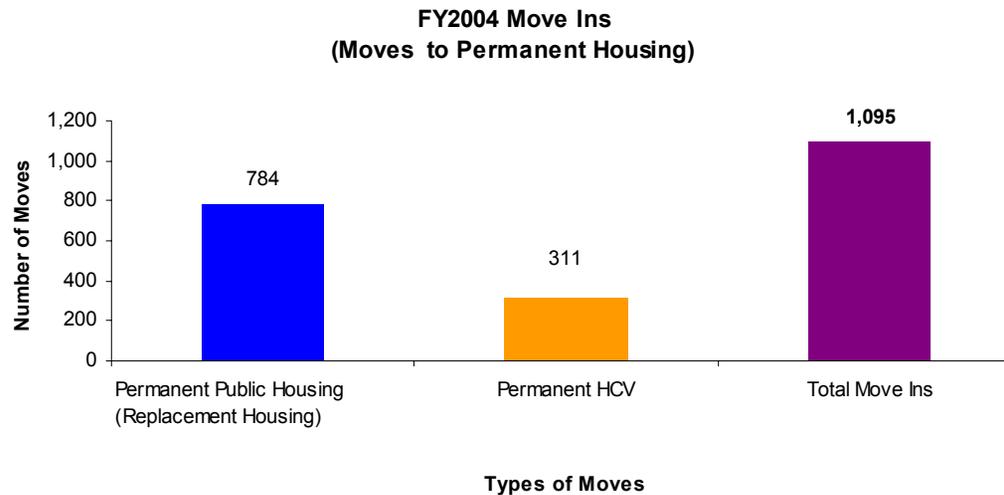
- **Housing Choice Surveys** - Relocating families can choose up to three CHA sites for permanent relocation after rehabilitation or redevelopment is completed. Residents have one opportunity to amend their permanent housing selection.
- **Move-In Activity** - The move-in stage includes moving a resident into their permanent housing choice and all of the services, notices, and meetings associated with that move. Families may move permanently to a rehabilitated or newly redeveloped unit within the CHA or they may choose a HCV for use in the private market.

All residents who move into their permanent housing choice are counted as move-ins. This includes those who first relocated to temporary housing, those who will move permanently into the private market using a HCV, and those who will move directly from their old unit into a redeveloped or rehabilitated unit.

**Housing Choice Survey Results  
Permanent Choices  
as of June 30, 2003**



- **Housing Offer Process (HOP)** - The Relocation Rights Contract outlines several steps that the CHA and resident families must follow to match each family with their replacement housing unit. In FY2002, HOP numbers were generated for each CHA leaseholder. New unit offers will be made according to housing choices, family size, lease-compliance status, property-specific criteria, and HOP numbers. A HOP educational video will provide residents with information on how the HOP numbers were created and how replacement housing units will be offered.



### Senior Move Activity



**Living Room in a Rehabilitated Senior Unit**

By the end of FY2004, nearly every resident of senior housing will have moved into a newly rehabilitated unit within his/her existing building. By rehabilitating senior building vacancies first, most seniors have been asked to move or relocate only once to their newly rehabilitated permanent unit.

The resident service coordinators and the Chicago Department on Aging (CDOA) currently provide supportive services throughout the moving process. Some of the special services offered include a special needs and move readiness assessment as well as an inventory of relocating seniors' household items. The H.O.M.E. Program, a non-profit service organization, also provides support to CHA's seniors. These services include providing gently-used furniture to seniors to improve their quality of life. Additionally, the CHA conducts tours for seniors who are interested in moving to senior designated properties. The CHA also conducts post-move visits to aid seniors transitioning into their new home.

# COMMUNITY DEVELOPMENT AND SUPPORTS

## SUPPORTIVE SERVICES

The CHA does not underestimate the impact that the Plan for Transformation has on current residents. Without a network of appropriate services many families might fall through the cracks. The Relocation Rights Contract requires residents to be lease-compliant but for some, lease compliance is a real challenge. In an effort to help residents become lease-compliant and maintain lease-compliance, the next phase of the Service Connector System will focus on analyzing and revising service strategies and changing the management system to better serve residents.



***Family Self Sufficiency (FSS) Client Service Representative with HCV Program Participant***



**Senior Health Fair**

**Assessments and Referrals for Relocating Households** - The case managers will conduct assessments and referrals for relocating families. Families will be rated based upon basic lease-compliance criteria such as good housekeeping, substance and domestic abuse, mental health, no anti-social behavior, employment readiness, and financial need. Each relocating household will have a single point of contact throughout the relocation process to facilitate continuity, and develop trust and communication between the resident and the CHA. The goal for service connector providers will be to expand the families' housing opportunities.

**Support by Developer to Potentially Returning Households** - The CHA will contract with the developer to assist families preparing to move into their permanent units. The developer will provide case management services to all returning households to help residents meet site-specific criteria for the development which they choose. Developers' providers will help families address barriers to meeting site-specific criteria, including credit ratings, school attendance by children, housekeeping, social interaction problems, employment status, lease violations, drug activity, and domestic violence. This includes social interaction with the non-CHA households and participation in the community.

**Improved Service Connector for Non-Moving Households** - Ongoing support and access to services will be provided to families that will not be required to move during the Plan implementation process. These services include a general assessment of all households and provision of an up-to-date resource guide as well as maps of available services. Such support will require that each service provider have adequate capacity to meet the demand of CHA families. The service provider must also be able to provide continuous and reliable referral services with a single point of contact for households.

**Support to Households Already in the Housing Choice Voucher Program** - The service connector will assist families temporarily residing in HCV units to maintain their housing stability and successfully return to a CHA mixed-income development.

**Community-Building and Intervention** - The CHA will provide support and assistance to families that are relocating to Dearborn and Ickes Homes to ensure that the developments are a healthy and safe environment for CHA families. An array of services will be provided to families including case management, community building activities, gang intervention, violence prevention, family support, and community organizing.



**U.S. Senator Richard Durbin & CHA  
CEO Terry Peterson visiting the  
Summer Food Program**

The Resident Outreach Division will continue to be responsible for the development and implementation of supplemental services that contribute to the stabilization of families. These initiatives include, but are not limited to the following:

- Continued administration of the Summer Food Service Program that provides over 1,000,000 nutritional meals to school-age children during the summer;
- Distribution of at least 1,600 food baskets and 5,000 toys to CHA development and scattered site families during the Thanksgiving and Christmas Holidays; and
- Coordinated activities and special events such as the Bud Billiken Day Parade, CHA Fun Days, Halloween parties, and other city-wide events as they become available.



*FY2003 CHA Employee Recognition Awards Recipients*

## CHAPTER 03.

CREATING A BETTER PLACE TO LIVE

HAVING HOUSING OPTIONS

## ADMINISTERING THE CHANGE

### ◇ Operations

Managing Director: Richard Rodriguez

Director of Operations: Duwain Bailey

Deputy Director of Operations/Asset Management: Janet Abrahams  
(312) 742-5707 / (312) 742-5761

### ◇ Section 3

Managing Director: Adrienne Minley

Director of Human Resources: A. Tish Mercer

Director of Procurement and Contracts: Cheryl Straughter  
(312) 742-8500 / (312) 742-9320

### ◇ Finance

Chief Financial Officer: Todd Gomez  
(312) 742-4002

### ◇ Resource Development

Assistant Director: Kristen Hall  
(312) 742-8988

# CHA OPERATIONS

## MANAGING CHA PROPERTIES

The CHA continues to provide quality affordable housing to residents by contracting with resident management corporations (RMCs) and private management firms to carry out day-to-day operations. Housing quality has and will continue to improve as a result of:

- Investments in training CHA's asset management staff and property managers;
- Enhancements to a separate Quality Control Department; and
- Development of tighter, performance-based contracts.

Besides performance standards, the property management contracts contain reporting requirements as well as a monitoring and evaluation system. Property managers manage and maintain the physical facilities and enforce the CHA lease. Therefore, they must maintain productive relationships with residents and the CHA.

	Total Units	Occupied Units	Number of Residents
Family Developments	21,650	11,286	34,508
Senior Developments	9,886	6,026	6,585
<b>Total of All Properties</b>	<b>31,536</b>	<b>17,312</b>	<b>41,093</b>

The CHA's Asset Management Department monitors the contracts between the CHA and its property managers to ensure compliance with HUD regulations, applicable laws, and CHA policies and procedures. In addition, the asset managers, serve as technical assistance providers by working with the management companies to ensure that CHA's mission is understood and carried out.

Throughout FY2003 virtually every property was either undergoing major rehabilitation, revitalization, or was serving as a relocation resource while awaiting the completion of planning. Most properties experienced continuous movement of residents and changes in housing stock. Private management firms and RMCs (management companies) will continue to play an essential part of the relocation process by:

- Providing residents with information about relocation and their housing choices;
- Conducting special relocation recertifications; and
- Transferring families to their temporary and permanent housing choices.

Property management performance will be measured by the following ten property management performance goals<sup>1</sup>:

**Preparing Units for Occupancy**

***Vacant Unit Turnaround Time*** - The CHA will not measure vacant unit turnaround time until more units are rehabilitated and redeveloped.



**Recertifying Residents**

***Outstanding Recertifications*** - Residents must be re-certified annually before their current lease expires. Less than 2% of the recertifications will be outstanding.

***Income Verification*** - The CHA will establish a base line in FY2003 and reduce the error rate by 15%. There will be a 30% reduction in errors in FY2004 and a 50% reduction in errors in FY2005.

***Rent Calculation*** - The CHA will establish a base rent and set up systems to verify rent calculations and to train property managers. The CHA's electronic system will be updated to reflect this baseline and the Authority will improve rent calculation and accuracy by 15% in FY2003 and 30% in FY2004.

**Collecting Rent**

***Rent Collections*** – Management companies are required to collect rent from residents on a monthly basis. The CHA will endeavor to collect at least 98% of all residents' rent.



**Completing Work Orders**

***Emergency Work Orders*** - The CHA will abate 100% of emergency work orders (those involving danger or hazards to persons or property) within 24 hours.

***Non-Emergency Work Orders*** - The CHA commits to completing non-emergency work orders for family properties in ten days or less and senior properties in five days or less.

***Outstanding Non-Emergency Work Orders*** – Management companies are required to complete all non-emergency work orders within 30 days. However, some non-emergency work orders cannot be addressed within the time allocated. The CHA commits to limiting these outstanding non-emergency work orders to less than 2%.

<sup>1</sup> Vacancy Unit Turnaround Time – Vacant units are, with rare exceptions, held for redevelopment or rehabilitation and not “turned around” in the traditional sense. Therefore, the Authority has not set a goal for vacant unit turnaround.

### **Conducting Inspections**

**Unit Inspections** - The CHA commits to completing 100% of unit inspections.

**Building Inspections** - The CHA commits to completing 100% of building systems inspections.



**Conducting Systems  
Inspection**

## **Auditing Management Companies**

The CHA has created its own in-house third-party monitoring system in the Quality Control Department. This department conducts a variety of routine audits to ensure contract compliance. In FY2004 these audits will include:

- Monthly physical inspections to identify issues that could threaten the health or safety of residents and to ensure compliance with Uniform Physical Conditions Standards (UPCS);
- File audits to check performance goals such as: unit inspections, rent collections, and income eligibility; and
- Recertification reviews to confirm that resident incomes and family compositions are properly re-examined and leases adjusted as required.

When the CHA identifies deficiencies, it takes corrective action requiring the property management firm to remedy the deficiencies. The CHA's protocol details the actions that must be taken, a schedule for performance, and the penalties for noncompliance. The CHA then closely monitors the firms' actions. If improvements are not made, termination of the management companies is inevitable and a replacement management company assumes responsibilities for the development.



**Property Manager Conducting  
Annual Reexamination**

## Revised Admissions And Continued Occupancy Policies & Procedures

FY2004 marks a completely new approach to occupancy policies, procedures, and standards for the CHA. The Admissions and Continued Occupancy Policy, also known as the ACOP, has been rewritten. The FY2004 ACOP sets forth the CHA Board of Commissioners' policies on admissions and continued occupancy at CHA-owned properties. The CHA's staff, property managers, and resident leadership will be trained on the new policies and procedures before implementation. In an effort to give clearer direction to property managers, procedural elements have been consolidated into a separate document setting out the operating procedures. Applicants and residents can use the CHA's lease and its ACOP to obtain information about the rules of occupancy for public housing.

### **Affirmative Marketing Policy**

The affirmative marketing policy ensures that families in groups currently under-represented in the CHA's population will be made aware of the CHA's housing opportunities.

### **Incentive Transfer Policy**

An Incentive Transfer Policy was added to make mixed-income units available to CHA residents with good records before applicants.

### **Employee-Occupied Units**

The policy on employee-occupied units clarifies when management companies may lease a unit to a non-resident employee.

### **Leasing**

The CHA will verify eligibility for admission to public housing when wait list families are ninety days of being offered a unit.

- The CHA screens applicants for public housing using the following information about adult family members:
  - Criminal history (the CHA uses criminal records from local law enforcement agencies);
  - Rental history;
  - Housekeeping;
  - Utility payment history; and
  - Other documentation that substantiates an applicants' ability to comply with the lease (for applicants without rental histories or those coming from non-traditional housing settings or living with friends or relatives).

See ACOP for full recitation of requirements.

### **Wait Lists**

- The CHA's wait list for most family housing is community-wide. However, site-based wait lists will continue to be used for the CHA's senior buildings. Scattered site units are filled according to the Gautreaux Consent Decree, which requires a mix of admissions from CHA transfers, the community-wide list, and a neighborhood list.
- Applications and site-based wait list information may be obtained from any CHA office as well as each of the offices of the Local Advisory Councils (LAC), the Central Advisory Council (CAC), and the Latino Outreach.

- Applicants are given one offer of a vacant unit before they are dropped to the bottom of the community-wide list or removed from the site-based lists.

### **Admissions and Transfers**

- The CHA exceeds the federal requirements by targeting 50% of new admissions to families with incomes at or below 30% of the area median income (AMI).
- The following transfers take precedence over admissions:
  - Emergencies (building or unit failure);
  - Administrative (modernization, reasonable accommodation, temporary or permanent relocation, and overcrowding or overhousing);
  - Gautreaux Court Order;
  - Senior Designated Housing; and
  - Incentive.
- The CHA's admissions preferences are:
  - Local preferences by income tier – 50% of applicants will be from Tier I, extremely low-income families, and the other 50% will be from Tier II, families with incomes between 31 and 80% of AMI.
  - Ranking preferences within each income tier in order:
    - First: Victims of domestic violence;
    - Second: Applicants with an adult member who is working or engaged in self-sufficiency activities (and those who cannot work because of age or disability); and
    - Third: Families with children in, or at risk of being, placed in foster care because of the family's lack of decent housing.
- Applicant screening standards bar admission of persons ever convicted of arson or child molesting.
- Revised unit size standards expand the CHA's ability to fill units and insure the ability of larger families to return to CHA.

### **Changes in Family Composition**

Residents must notify the CHA of changes in family composition within ten days of the birth, adoption, or court-awarded custody of a child and must obtain advance written approval to add any adult family member. When a family member leaves the unit, the family must report within ten days.

### **Non-Discrimination and Accessibility Policies**

The Reasonable Accommodation Policy specifies that the CHA will make reasonable accommodations and modifications for applicants and residents with disabilities regarding buildings, units, communication methods, and processes to ensure accessibility.

## **Rent and Utility Policies<sup>2</sup>**

### ***Flat Rent***

Flat rent is set at the actual market value of each public housing unit. In considering the flat rent for a unit, the CHA considers the unit's size, location, age, condition, quality, amenities, and neighborhood conditions. Federal regulations allow the CHA to offer flat rents to residents at initial lease-up and at the annual re-examination of income.

For its mixed-income/mixed-finance properties, the CHA will set flat rents based upon the tax credit for the property. For all other properties, the CHA will utilize the Housing Choice Voucher Program rent reasonableness database, adjusted for actual property conditions.

### ***Ceiling Rents***

Ceiling rents will be adjusted to a level equal to the flat rent plus utility allowance. They will only be used when an interim rent increase would otherwise push rent above the flat rent level. Ceiling rents are in place for all developments.

### ***Minimum Rents***

Minimum rents are increased from zero to \$25 per month, and a hardship exemption policy is established to protect families who would be subject to the minimum rent when they are experiencing a verified hardship. In addition, leaseholders who have received the hardship exemption from minimum rent must contribute an additional eight hours per month of neighborhood service or self-sufficiency activity.

### ***Re-examination of Residents Claiming Zero Income***

All families who claim to have no income at all (as opposed to those who have excluded income such as foster child payments) will have their income re-examined every ninety days. Under the FY2004 ACOP, residents are required to report an increase in income when the family has previously claimed zero income.

### ***Utility Reimbursements***

Residents of properties with utility allowances whose monthly rent is less than the allowance have their utility reimbursement paid to the utility company rather than directly to the resident.

## **Resident Welcome Committees**

Resident welcome committees will be trained to work with management company site staff to deliver orientations to new senior and near-senior residents. Each new family will receive information on building rules, amenities, senior services, accessibility, and transportation.

## **Incentive Transfers**

After all residents have exercised their relocation rights, the incentive transfers will give current residents who are in full compliance with their leases and the Economic Independence Policy priority over applicants for admission to mixed-income properties.

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<sup>2</sup> The CHA will not use any discretionary rent-setting policies for income-based rent in public housing and does not currently plan to implement individual savings accounts as an alternative to the earned income disallowance.

### **Economic Independence Policy**

The CHA is committed to supporting its residents as they move toward self-sufficiency. This new policy encourages adult residents to become economically independent by requiring those, who are not exempt, to meet a 30 hour per month target for neighborhood service or self-sufficiency activities. Adults who are exempt include those who are:

- Seniors or disabled;
- Persons who care full-time for someone with a disability;
- Working at least 30 hours per week;
- Retired from full-time work and are receiving a pension; or
- Attending school full-time.

Neighborhood service includes a wide range of eligible volunteer activities that benefit the property, its residents, or the neighborhood and includes serving as an officer of an LAC or serving on the CAC. Self-sufficiency activities include attending school, job training, skill training, apprenticeships, and any activity required as a condition of receiving Temporary Assistance to Needy Families.

### **Minimum Tenant Selection Plan**

Recognizing an unmet need, the CHA will develop a Minimum Tenant Selection Plan that embraces the full range of HUD's occupancy requirements. Furthermore, this plan will include some policies that the CHA's Board of Commissioners believe should be consistent for CHA-owned properties.

### **Security**

The Chicago Police Department (CPD) provides services to CHA residents as part of the community at large. These services include routine patrols throughout CHA developments and vertical patrols in CHA high-rise buildings. As part of the city-wide Chicago Alternative Policy Strategy (CAPS), CHA residents, management companies, as well as other community members are invited to attend monthly CAPS meetings. To supplement the CPD's services, the CHA has contracted with professional security services for all senior properties.



**Contract Security  
and Resident at  
Armour Square**

## MBE/WBE/DBE and Section 3

The CHA will continue its efforts to increase participation of minority owned businesses in the procurement process. These efforts include:

- Increasing direct participation in the competitive procurement process of Resident Owned Business (ROB's) and Section 3 businesses; and
- Increasing enforcement of policies for CHA Minority, Women and Disadvantaged Business Enterprises (MBE/WBE/DBE) and Section 3 programs.

These efforts will be accomplished by conducting ongoing instructional outreach focusing on "How to do Business with the CHA" seminars. The "Six Step" workshops on "How to Become a ROB and Section 3 Business" will continue to be offered in FY2004.

**Resident Training and Employment** - In FY2004, the CHA will continue to work in tandem with the Family Investment Center (FIC) to provide residents with training opportunities that will:

- Increase their employment potential;
- Enhance the skills of minority and small business employees; and
- Provide residents with skills needed to create and sustain resident-owned businesses.

The CHA will participate in the following activities in order to assist residents in securing employment:

- Participate in community job fairs;
- Accept applications and conduct outreach at various development sites;
- Hold pre-construction/post-award meetings;
- Conduct "How to Do Business with CHA" workshops; and
- Initiate contact with the broader Chicago business community.



**Resident-Owned Business  
Armour Square**

**Family Self Sufficiency (FSS)  
Job Fair**



**Computer Class Conducted at  
Family Investment Center (FIC)**

# FINANCE

## Resource Development

The CHA's Resource Development department initiates external partnerships and secures supplemental resources to promote the advancement of the Plan for Transformation. Since the beginning of the Plan for Transformation, over \$59 million has been raised through in-kind gifts, public grants, corporate grants, and community partnerships. In FY2004, efforts will be made to raise an additional \$10 million. To succeed in raising these funds, the CHA will form and build new partnerships with corporations, private companies, and universities.

Additional FY2004 goals in support of the Plan:

- The Education Initiative with Chicago Public Schools;
- Creating activities that support public relations;
- Sustaining strong relationships and building new relationships with community-based organizations; and
- Working with the Partnership for New Communities.

## CHA Funding Sources & Uses

Total sources and uses for the CHA in FY2004 are estimated at \$942.5 million, respectively. Below are narrative explanations for each line item:

Source	FY2003 Revised Budget	FY2004 Proposed Budget	FY2004 Explanations
<b>Rental Income/Public Housing</b>	\$ 32,667,000	\$ 30,302,000	This figure is projected using November 2003 rent roll for each property.
<b>Rental Income/City State</b>	1,077,000	1,062,000	This figure is projected using November 2003 rent roll for each property.
<b>Non-dwelling Rentals/Public Housing</b>	217,000	554,000	Includes estimated rental income for 916/1000 S. Wabash location.
<b>Other Income</b>	439,000	290,000	Includes income received by wireless service providers for the lease of CHA rooftops.
<b>Administrative Income</b>	3,105,000	3,588,000	Projected based on income earned for administering the Section 8 (HCV, Mod-Rehab, 11/B) Program and the Relocation Department in FY2004.
<b>Investment Income</b>	1,104,000	1,820,000	Projected based on historical portfolio balanced multiplied by the current treasury security benchmarks.
<b>Sub-total Rents and Other Income</b>	<b>\$ 38,609,000</b>	<b>\$ 37,616,000</b>	

Source	FY2003 Revised Budget	FY2004 Proposed Budget	FY2004 Explanations
<b>Drug Elimination FY2001</b>	\$ 586,000	\$ -	The PHDEP Program ended on May 31, 2003.
<b>City-State Operating Subsidy</b>	6,196,000	5,828,000	Based on contract rent amounts for Housing Assistance assuming current occupancy levels.
<b>City-State Grant - DCCA</b>	2,440,000	4,847,000	Budgeted at \$4.8 million in FY2004 for the rehabilitation of three (3) properties in the portfolio.
<b>Other Grants - Non-capital</b>	10,874,000	6,006,000	Includes grants expected to be received from the MacArthur Foundation, Technology Opportunity Program, MTW Technical Assistance Grant, Resident Opportunity Self-Sufficiency, Youth Build, and Summer Food Programs.
<b>Other Grants - Capital</b>	325,000	14,097,000	Includes FY1995 Major Rehabilitation of the Obsolete Public (MROP) Housing Grant and Turn-Key Grant in the amount of \$8.1 million. Also, \$6.0 million in CHA General Funds to support rehabilitation of the City/State Portfolio.
<b>Federal Operating Subsidy</b>	167,119,000	164,979,000	Formula based calculation in accordance with MTW Agreement. The CHA calculation is based on 29,190 active units and an estimated 95% Congressional Appropriation amount. The Authority received 94.7% in FY2003. The formula also assumes 1,550 units are demolished in FY2003. As of September, 1,541 units have been structurally demolished in FY2003.
<b>HOPE IV Grants</b>	42,052,000	64,997,000	Approximately \$65.0 million of Hope VI funds are projected to be spent in FY2004. The funds will be used for demolition, relocation, and rehabilitation at Henry Horner, Cabrini Extension, Madden Park/Wells, ABLA, Rockwell and Robert Taylor Developments.
<b>Capital Fund Carryover</b>	46,691,000	79,203,000	Carryover of \$79.2 million of prior year Capital Fund Program.
<b>Bond Proceeds</b>	97,828,000	-	The Agency issued approximately \$300 million in Capital Program Revenue Bonds in FY2001. Proceeds of the Bonds were used to accelerate the Agency's Senior Rehabilitation Plan in FY2003.
<b>Capital Fund Program</b>	132,787,000	125,000,000	Based on an initial FY2003 award of \$99.1 million. The CHA expects to receive additional dollars in FY2003.
<b>Sub-total Rents and Other Income</b>	<b>\$ 506,899,000</b>	<b>\$ 464,957,000</b>	
<b>Section 8 (HCV, Mod-Rehab, 11/B Program)</b>	355,874,000	439,899,000	Estimated based upon 39,260 units in the MTW Agreement, 2,852 units in the Voucher Program, 2,235 units in the Section 8 11(b) Program and 1,755 units in the Mod Rehab Program.
<b>Total Sources</b>	<b>\$ 901,382,000</b>	<b>\$ 942,472,000</b>	

Uses	FY2003 Revised Budget	FY2004 Proposed Budget	FY2004 Explanations
<b>Administrative Expenses</b>	\$ 38,068,000	\$ 43,423,000	Includes staff salaries for all central office support functions, related fringe benefits and administrative sundry.
<b>Operations &amp; Capital Construction (Administrative)</b>	14,732,000	13,729,000	Includes administrative expenses for Operations (Asset Management, Occupancy Control, Quality Control, Emergency Services ) Departments, Capital Construction and Facilities Management Department.
<b>Development (Administrative)</b>	4,596,000	3,842,000	Includes \$3.8 million in administrative expenses for the Office of Development Management.
<b>Resident Services</b>	28,744,000	37,476,000	Includes activities funded with CHA resources whose focus is on improving the lives of residents, e.g. Service Connectors, CAC support, Family Investment Center, and Tenant Patrols. In addition, services funded from Grants other than public housing (e.g. Job Training and Summer Food, etc.) are also included.
<b>General Expense</b>	14,157,000	13,733,000	Reflects centralized costs for the following: Accounting & Audit Fees, Telephone, Insurance, Interest Expense and Contracts.
<b>Total Operating Expenses</b>	<b>\$ 100,296,000</b>	<b>\$ 112,203,000</b>	

Uses	FY2003 Revised Budget	FY2004 Proposed Budget	FY2004 Explanations
Architectural & Engineering Fees	\$ 16,868,000	\$ 13,362,000	Fees for architectural, engineering, and construction management services associated with the Agency's Capital Plan.
Building Improvements	263,313,000	242,333,000	Reflects rehabilitation and redevelopment activities related to the Plan for Transformation.
Interest Expense	17,459,000	15,348,000	Debt service expense due on Capital Program Revenue Bonds for FY2004.
Property Management	146,748,000	140,648,000	Includes \$5.8 million for City/State and \$134.8 million for public housing property expenses.
Safety & Security	14,260,000	15,660,000	Includes amounts contracted to the City of Chicago Police Department for targeted patrols as well as security expense for administrative facilities. Excludes amounts spent on contract guards at senior and family properties, which are included under Property Management.
Utilities	38,578,000	36,613,000	Includes \$35.5 million for public housing and \$1.1 million for City/State properties.
<b>Total Property Expenses</b>	<b>\$ 497,227,000</b>	<b>\$ 463,964,000</b>	

Uses	FY2003 Revised Budget	FY2004 Proposed Budget	Definition
Contract Management Fees	\$ 24,889,000	\$ 25,646,000	Fees to private contractor to administer the Housing Choice Voucher Program (HCV).
Contract Monitoring	1,368,000	1,564,000	Includes salary, fringe benefits, and sundry for contract monitoring staff.
Relocation & Mobility Counseling	13,468,000	7,389,000	Represents HOPE VI and HCV funding for relocation and mobility counseling.
Housing Assistance Payments	264,134,000	331,707,000	Estimated based on 31,150 Moving to Work (MTW) units, 2,852 vouchers, 1,755 vouchers in the Moderate Rehabilitation Program, and 2,235 11(b) units under lease.
<b>Total Section 8 (HCV, Mod-Rehab, 11/B) Program</b>	<b>\$ 303,859,000</b>	<b>\$ 366,305,000</b>	

<b>Total Uses</b>	<b>\$ 901,382,000</b>	<b>\$ 942,472,000</b>	
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Surplus/Deficit	\$ -	\$ -
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**DO  
YOU  
HAVE  
A  
VISION  
FOR  
CHANGE?**

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# Appendix 1: Conversion Plan Update

The CHA is required by HUD to annually update the plan for conversion of properties subject to the Section 202 Viability Test. These properties include Cabrini Extension South, Robert Taylor Homes, Rockwell Gardens, Stateway Gardens, Washington Park High Rises, and William Green Homes.

## FY2003 and FY2004 Demolition Activity for Section 202 Developments

Development/Address	Development Number	Total Units	Number of Units by Bedroom							Planned Demolition
			0	1	2	3	4	5	6	
<b>Cabrini Extension South</b>										
364 West Oak	177	65	0	12	36	12	2	3	0	2004
365 West Oak	177	65	0	12	36	12	2	3	0	2004
911 North Sedgwick	177	68	0	9	28	28	2	1	0	2004
923 North Sedgwick	177	68	0	9	29	28	2	0	0	2004
929 North Hudson	177	68	0	8	29	29	2	0	0	2004
939 North Hudson	177	68	0	9	27	27	2	3	0	2004
<b>Robert Taylor Homes</b>										
4037 South Federal	186	157	0	4	28	93	32	0	0	2003
4525 South Federal	181	157	0	4	28	92	33	0	0	2003
4555 South Federal	181	158	0	5	28	90	35	0	0	2003
4946 South State	188	158	0	4	27	94	33	0	0	2003
4950 South State	188	158	0	4	28	93	33	0	0	2003
4947 South Federal	182	158	0	4	28	94	32	0	0	2004
<b>Rockwell Gardens</b>										
340 South Western	98	148	0	0	87	57	4	0	0	2003
2514 West Van Buren	98	140	0	12	49	75	4	0	0	2003
2517 West Adams	98	138	0	11	48	75	4	0	0	2004
<b>Stateway Gardens</b>										
3547 South Federal	116	230	2	32	95	97	2	2	0	2003
3542 South State	119	132	0	18	54	56	2	2	0	2003
3616 South State	119	132	1	18	55	54	2	2	0	2003
<b>Washington Park High Rises</b>										
4120 South Prairie	143	155	0	2	27	93	33	0	0	2003
<b>William Green Homes</b>										
630 West Evergreen	176	144	0	8	44	61	18	13	0	2004
1340 North Larrabee	176	144	0	8	44	65	17	10	0	2004
714 West Division	176	134	1	6	40	60	17	10	0	2004

**Modifications to the FY2003 Relocation Schedule of Developments Subject to Section 202**

Development/Address	Development Number	Total Units	Number of Units by Bedroom Size							Revision
			0	1	2	3	4	5	6+	
<b>Cabrini Extension South</b>										
364 West Oak	177	65	0	12	36	12	2	3	0	Building closure has been moved from FY2003 to FY2004.
<b>Robert Taylor Homes</b>										
4947 South Federal	182	158	0	4	28	94	32	0	0	Building closure has been moved from FY2003 to FY2004.
<b>William Green Homes</b>										
630 West Evergreen	176	144	0	8	44	61	18	13	0	Building closure has been moved from FY2003 to FY2004.
1340 North Larrabee	176	144	0	8	44	65	17	10	0	Building closure has been moved from FY2003 to FY2004.

**FY2004 Relocation Schedule of Developments Subject to Section 202**

There are no buildings scheduled for closure in FY2004 at Rockwell Gardens, Stateway Gardens and Washington Park high rises. The building closures for FY2003 for the developments subject to Section 202 are found below.

Development/Address	Development Number	Total Units	Number of Units by Bedroom Size						
			0	1	2	3	4	5	6+
<b>Cabrini Extension South</b>									
364 West Oak	177	65	0	12	36	12	2	3	0
365 West Oak	177	65	0	12	36	12	2	3	0
911 North Sedgwick	177	68	0	9	28	28	2	1	0
923 North Sedgwick	177	68	0	9	29	28	2	0	0
929 North Hudson	177	68	0	8	29	29	2	0	0
939 North Hudson	177	68	0	9	27	27	2	3	0
<b>Robert Taylor Homes</b>									
4947 South Federal	182	158	0	4	28	94	32	0	0
<b>William Green Homes</b>									
630 West Evergreen	176	144	0	8	44	61	18	13	0
1340 North Larrabee	176	144	0	8	44	65	17	10	0
714 West Division	176	134	1	6	40	60	17	10	0

**FY2004 Replacement Vouchers**

Per the MTW Agreement, the CHA is authorized to receive a replacement voucher for every public housing unit demolished at the end of the fiscal year. These replacement vouchers will be included in the subsequent annual subsidy and are eligible for inclusion in the CHA's block grant.

During FY2003, the CHA will demolish 1,725 units at Robert Taylor Homes, Rockwell Gardens, Stateway Gardens, Washington Park High Rises, and Green Homes as well as 1,131 units at other CHA properties for a total of 2,856 units. The CHA plans to demolish, in FY2004, 1,120 units at Cabrini Extension South, Taylor Homes, Rockwell Gardens, and Green Homes as well as 1,294 units at other CHA properties for a total of 2,414 units.

**Public and Resident Notice**

The CHA satisfied the requirement for public and resident notice by holding two meetings open to the public in FY2001 for buildings in developments subject to Section 202. Notices regarding demolition with the meeting times and locations were mailed to all residents living in these developments and published in three local newspapers. The CHA also annually holds public comment periods and meetings for the Annual Plan for Transformation. The public comment period for the Annual Plan FY2004 –Year 5 was September 15, 2003 through October 14, 2003. The public comment hearing was held on September 30, 2003.

## Appendix 2: Crosswalk

This Crosswalk provides an index for HUD's requirements for the CHA's Moving To Work (MTW) Annual Plan.

CATEGORY	REQUIREMENT	LOCATION
<b>Households Served</b>		
	Number and characteristics of households served at beginning of period.	Appendix 4: Demographics
	Identify number and characteristics of households on wait lists.	Appendix 4: Demographics
	Discuss wait list issues and proposed actions.	Chapter 3: Administering the CHAnge, Operations
<b>Occupancy Policies</b>		
	Statement of policies regarding occupancy and rent.	Chapter 3: Administering the CHAnge, Operations
	Statement of rent policy.	Chapter 3: Administering the CHAnge, Operations
<b>Changes in Housing Stock</b>		
	Number of units in inventory at beginning of period and projected at the end of period by program.	Chapter 1: Creating a Better Place to Live, Office of Development Management
<b>Sources and Amounts of Funding</b>		
	Consolidated Budget Statement.	Chapter 3: Administering the CHAnge, Finance
<b>Uses of Funds</b>		
	Description of proposed activities/investments by line item/explanation of change from previously approved plan.	Chapter 3: Administering the CHAnge, Finance
<b>Capital Planning</b>		
	Describe major capital needs, projects, estimated costs and proposed timetables.	Chapter 1: Creating A Better Place to Live, Capital Construction Chapter 3: Administering the CHAnge, Finance Appendix 7: Estimated Capital Expenditures (By Development)
	Identify demolition and disposition request.	Appendix 5: Demolition; Appendix 6: Disposition
	Discussion of Homeownership activities.	Chapter 2: Housing Options Expanded, Housing Choice Voucher
	Section 202 conversion plan update and description of any other mandatory or voluntary conversion plans.	Appendix 1: Conversion Plan Update

CATEGORY	REQUIREMENT	LOCATION
<b>Management Information for Owned/Managed Units</b>		
<b>Rent Collection</b>		
	Current and projected vacancy rates along with narrative discussion.	Chapter 3: Administering the CHAnge, Operations
	Current and targeted rents uncollected percentages.	Chapter 3: Administering the CHAnge, Operations
<b>Work Orders</b>		
	Current and targeted work order response rates.	Chapter 3: Administering the CHAnge, Operations
<b>Public Housing Inspections</b>		
	Description of inspection strategy.	Chapter 3: Administering the CHAnge, Operations
<b>Security</b>		
	Discussion of security issues and proposed actions.	Chapter 3: Administering the CHAnge, Operations
<b>Senior Designated Housing</b>		
	Update of status of Senior Designated Housing.	Chapter 3: Administering the CHAnge, Operations, Appendix 9: Senior Designated Housing Plan Update
<b>Management Information for Leased Housing</b>		
	Percentage of units under lease at beginning of period.	Chapter 2: Housing Options Expanded, Housing Choice Voucher
	Discussion of rent reasonableness.	Chapter 2: Housing Options Expanded, Housing Choice Voucher
	Description of inspection strategy.	Chapter 2: Housing Options Expanded, Housing Choice Voucher
	Discussion of deconcentration strategy.	Chapter 2: Housing Options Expanded, Housing Choice Voucher
	Discussion of strategy for annual HQS inspections, pre-contract HQS inspections, and Quality Control.	Chapter 2: Housing Options Expanded, Housing Choice Voucher

CATEGORY	REQUIREMENT	LOCATION
<b>Other Information Required by HUD</b>		
	Board Resolution: adopting plan, certifying that public hearing requirements were met.	Appendix 11: Certifications
	Required certifications and other submissions from which the CHA is not exempted by the MTW agreement.	Appendix 11: Certifications
	Submissions required for the receipt of funds.	Appendix 12: Submissions for Receipt of Funds

## Appendix 3: Deconcentration

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The CHA is required by HUD to promote the deconcentration of families in public housing at larger developments that are not included in revitalization or renovation. In order to determine which properties require deconcentration strategies, 24 CFR§ 903 describes the analysis that the CHA must undertake to ensure that poverty is not concentrated in any one development. The deconcentration rule applies to family developments with more than 100 units, not approved for demolition or conversion, and with no HUD-approved, mixed-finance plan using HOPE VI or public housing funds approved prior to the date of the rule.

The purpose of the analysis is to compare each affected development's average income to the total average income of all of the deconcentration developments in an effort to discover which developments are in dire need of deconcentration strategies. The comparison includes calculating the average income of the developments covered by the regulations and establishing a range of average income that each development must meet. For the CHA, the range is 85% of the average income of all the developments and 30% of the area median income for Chicago for FY2003 that is determined by HUD annually. The CHA must create a deconcentration strategy for developments with an average income below 85% of the total average income.

Below is a chart that shows the developments determined by the regulations to be included in the analysis and the results.

Developments Subject to the Deconcentration Rule		Average Income (\$)*	Explanation for Variances from the Established Income Range (\$ 8,520 - 20,610)
<b>Average Income of ALL Subject Developments</b>		<b>10,024</b>	
Developments with Average Income Established Income Range	Altgeld Gardens	8,668	The average income is within the Established Income Range (EIR).
	Bridgeport Homes	9,910	The average income is within the EIR.
	Hilliard Center	10,099	The average income is within the EIR.
	Horner (Adams & Wood, Scattered, Westhaven)	16,264	The average income is within the EIR.
	Lakefront Homes	19,720	The average income is within the EIR.
	Lawndale Gardens	9,881	The average income is within the EIR.
	LeClaire Courts Extension	8,973	The average income is within the EIR.
	Lowden Homes	10,782	The average income is within the EIR.
	Randolph Towers	8,943	The average income is within the EIR.
	Scattered Site-North Central	13,785	The average income is within the EIR.
	Scattered Site-North East	15,926	The average income is within the EIR.
	Scattered Site-South East	12,314	The average income is within the EIR.
	Scattered Site-South West	13,857	The average income is within the EIR.
	Scattered Site-West	10,181	The average income is within the EIR.
	Washington Park	10,669	The average income is within the EIR.
	Wentworth Gardens	9,077	The average income is within the EIR.
Developments with Average Income Below the Established Income Range	Cabrini (Extension South & Rowhouses)	8,479	Currently, the Cabrini Rowhouses are being upgraded for use as a temporary relocation resource. Planning for the redevelopment of this site is in progress. See page 23 for more information. As a part of the final redevelopment plan, the CHA will implement deconcentration strategies for this site.
	Dearborn Homes	8,310	Currently, the CHA is using this site as a temporary relocation resource. Planning for the rehabilitation of this site will start in FY2004. The CHA will implement deconcentration strategies at this site after the right of return options are satisfied.
	Green Homes	7,166	Planning for the redevelopment of this site is in progress. See page 23 for more information. The CHA will implement deconcentration strategies for this site after the right of return options are satisfied.
	Ickes Homes	4,982	Currently, the CHA is using this site as a temporary relocation resource. Planning for the rehabilitation of this site will start in FY2004. See page 23 for more information. The CHA will implement deconcentration strategies at this site after the right of return options are satisfied.
	Lathrop Homes	7,584	As planning for the redevelopment or rehabilitation for this site continues, the CHA will include deconcentration strategies in the final plan.
	Murray Homes	8,411	The rehabilitation of this site will begin in FY2004 and the CHA will implement deconcentration strategies after the right of return options are satisfied.
	Rockwell Gardens	6,140	The redevelopment plans for this site include a mixed-income development. The Working Group has included deconcentration strategies in the final plans for this site. Upon the delivery of units, the CHA and developer will implement these strategies.
	Stateway Gardens	7,856	The redevelopment plans for this site include a mixed-income development. The Working Group has included deconcentration strategies in the final plans for this site. Upon the delivery of units, the CHA and developer will implement these strategies.
	Taylor Homes A	5,497	This site was awarded a HOPE VI in FY2001 and the redevelopment plans include a mixed-income development. As a part of the final plans, the CHA will implement deconcentration strategies.
	Taylor Homes B	6,779	This site is included in the redevelopment plans for Taylor Homes A and will also have deconcentration strategies implemented as part of the final plan.
	Trumbull Park Homes	8,154	The rehabilitation of this site will begin in FY2004 and the CHA will implement deconcentration strategies after the right of return options are satisfied.

\*As of July 1, 2003

# Appendix 4: Demographics

## Family & Senior Housing

Public Housing Demographics for Family Developments as of July 1, 2003	
<b>Family Housing</b>	
Total number of residents	34,508
<b>Age</b>	<b>Total number of residents</b>
Age 60 and under	32,725
Age 61 and over	1,783
<b>Race</b>	<b>Total number of residents</b>
White	2,587
Black	31,679
Indian/Alaskan	83
Asian/Pacific Islander	151
Other	7
Unknown/pending	1
<b>Ethnicity</b>	<b>Total number of residents</b>
Hispanic	2,380
<b>Disabled</b>	<b>Total number of residents</b>
Disabled Population	3,403
<b>Bedroom sizes</b>	<b>Total number of units</b>
0	134
1	3,265
2	8,607
3	7,698
4	1,736
5	206
6	4
7+	0
<b>Income</b>	<b>Total number of households</b>
30 % Below AMI	9,702
30-50% of AMI	980
50-80% of AMI	399
Above 80% AMI	205
Unknown	0

Public Housing Demographics for Senior Developments as of July 1, 2003	
<b>Senior Housing</b>	
Total number of residents	6,585
<b>Age</b>	<b>Total number of residents</b>
Age 60 and under	1,515
Age 61 and over	5,070
<b>Race</b>	<b>Total number of residents</b>
White	1,988
Black	4,002
Indian/Alaskan	53
Asian/Pacific Islander	490
Other	48
Unknown/pending	4
<b>Ethnicity</b>	<b>Total number of residents</b>
Hispanic	394
<b>Disabled</b>	<b>Total number of residents</b>
Disabled Population	5,519
<b>Bedroom sizes</b>	<b>Total number of units</b>
0	1,262
1	8,547
2	76
3	1
4	0
5	0
6	0
7+	0
<b>Income</b>	<b>Total number of households</b>
30 % Below AMI	5,814
30-50% of AMI	181
50-80% of AMI	28
Above 80% AMI	3
Unknown	0

## Wait List

Public Housing Demographics on the Wait Lists as of July 1, 2003				
<b>Applicants</b>	<b>Family Housing Wait List</b>	<b>Senior Housing Wait List</b>	<b>No Preference</b>	<b>Total</b>
Number of Applications	34,248	3,253	18,408	<b>55,909</b>
Number of Individuals	99,723	3,879	42,458	<b>146,060</b>
<b>Race (All applicants)</b>	<b>Family Housing Wait List</b>	<b>Senior Housing Wait List</b>	<b>No Preference</b>	<b>Total</b>
White	34,404	1,783	6,632	<b>42,819</b>
Black	61,627	1,730	30,192	<b>93,549</b>
Indian/Alaskan	173	79	151	<b>403</b>
Asian/Pacific Islander	1,517	210	648	<b>2,375</b>
Other	1,096	48	3,038	<b>4,182</b>
Unknown/pending	906	29	1,797	<b>2,732</b>
<b>Ethnicity (All individuals)</b>	<b>Family Housing Wait List</b>	<b>Senior Housing Wait List</b>	<b>No Preference</b>	<b>Total</b>
Hispanic	21,002	889	3,029	<b>24,920</b>
<b>Disabled</b>	<b>Family Housing Wait List</b>	<b>Senior Housing Wait List</b>	<b>No Preference</b>	<b>Total</b>
Disabled Population (All individuals)	3,861	2,179	5,847	<b>11,887</b>
<b>Income</b>	<b>Family Housing Wait List</b>	<b>Senior Housing Wait List</b>	<b>No Preference</b>	<b>Total</b>
30 % Below AMI	32,365	3,105	17,120	<b>52,590</b>
30-50% of AMI	1,468	129	1,001	<b>2,598</b>
50-80% of AMI	184	15	216	<b>415</b>
Above 80% AMI	231	4	71	<b>306</b>

## Housing Choice Voucher Program

Housing Choice Voucher Program Demographics for Participants as of June 30, 2003	
<b>HCV Participation</b>	
Total Head of Households	34,070
Total Number of Participants	97,276
<b>Age</b>	<b>Total Number of Participants</b>
Under age 62	91,743
Age 62 and over	5,531
Age unknown/pending	2
<b>Race</b>	<b>Total Number of Participants</b>
White	12,835
Black	84,172
Other	234
Unknown/pending	35
<b>Ethnicity</b>	<b>Total Number of Participants</b>
Hispanic	11,485
<b>Disabled</b>	<b>Total Number of Participants</b>
Disabled Population	15,397
<b>Bedroom sizes</b>	<b>Total number of units</b>
0	1,619
1	4,990
2	10,360
3	12,311
4	3,533
5	984
6	210
7	44
8+	17
Unknown/pending	2
<b>Income</b>	<b>Total Number of Participants</b>
Above 30% of AMI	4,512
Below 30% of AMI	92,762
Unknown/pending	2

Housing Choice Voucher Program Demographics for the General Wait List as of June 30, 2003	
<b>Age</b>	<b>Head of Household</b>
Under age 62	21,434
Age 62 and over	1,860
Age unknown/pending	0
<b>Race</b>	<b>Head of Household</b>
White	5,693
Black	16,605
Other	148
Unknown/pending	848
<b>Ethnicity</b>	<b>Head of Household</b>
Hispanic	5,426
<b>Disabled</b>	<b>Head of Household</b>
Disabled Population	4,570

## Occupancy by Development as of July 1, 2003

Family Developments	Units		Total Number of Residents
	Total	Occupied	
2450 W. MONROE	140	107	393
ABLA-ABBOTT	752	452	1,328
ABLA-ADDAMS HOMES	875	57	159
ABLA-BROOKS HOMES	330	323	759
ALTGELD GARDENS	1,498	1,029	3,282
BRIDGEPORT HOMES	141	60	198
CABRINI EXTENSION NORTH	402	86	243
CABRINI EXTENSION SOUTH	597	363	1,050
CABRINI ROWHOUSE	586	406	1,077
DEARBORN HOMES	800	450	1,257
GREEN HOMES	1,102	571	2,155
HILLIARD CENTER	346	86	287
HORNER (SCATTERED)	45	42	155
HORNER- ADAMS & WOOD	92	82	220
HORNER HOMES	645	225	668
HORNER-WESTHAVEN	324	293	998
ICKES- (C) PRAIRIE COURTS EXT	203	0	0
ICKES HOMES	738	499	1,537
LAKEFRONT	300	251	620
LANGSTON	30	27	71
LATHROP HOMES	925	534	1,147
LAWNDALE GARDENS	125	96	305
LECLAIRE COURTS EXT.	300	225	745
LOWDEN HOMES	128	73	212
MADDEN PARK HOMES	34	28	117
MOHAWK NORTH	16	13	35
MURRAY HOMES	500	267	687
NORTH TOWN VILLAGE	39	0	0
OLDTOWN SQUARE	16	11	24
ORCHARD PARK	2	0	0
QUINCY	27	1	2
RANDOLPH TOWERS	155	107	381
ROCKWELL GARDENS	566	150	543
SCATTERED SITES-NORTH CENTRAL	1,164	904	3,071
SCATTERED SITES-NORTH EAST	606	545	1,752
SCATTERED SITES-SOUTH EAST	556	434	1,468
SCATTERED SITES-SOUTH WEST	313	226	815
SCATTERED SITES-WEST	336	187	661
STATEWAY GARDENS	724	157	428
TAYLOR HOMES	1,418	406	1,566
TRUMBULL PARK HOMES	454	301	738
WASHINGTON PARK	826	176	642
WELLS EXTENSION-PRIVATE	390	242	650
WELLS HOMES	1,662	496	1,198
WENTWORTH GARDENS	422	298	864
<b>TOTAL</b>	<b>21,650</b>	<b>11,286</b>	<b>34,508</b>

Senior Developments	Units		Total Number of Residents
	Total	Occupied	
150 S. CAMPBELL	129	40	40
4227 S. OAKENWALD	124	72	74
4250 S. PRINCETON	339	147	153
49TH & LANGLEY APT	174	120	122
64TH & YALE APTS	224	123	126
69TH & SO. CHGO APT	125	74	76
9141 & SO. CHGO APT	149	76	79
9177 & SO. CHGO APT	149	70	74
ALBANY	350	191	200
ARMOUR SQUARE ANNEX	194	110	112
ARMOUR SQUARE APTS	198	124	128
BRIDGEPORT ELDERLY	14	14	14
BRITTON/BUDD APTS	173	108	118
CAMPBELL APTS	165	76	79
CASTLEMAN APTS	201	154	183
CLARK & IRVING ANNEX	97	72	80
CLARK & IRVING APTS	260	182	218
CLARK & WEBSTER APT	100	75	79
DICKENS & BURLING APT	138	103	112
ECKHART	181	114	120
ECKHART ANNEX	218	137	144
FISHER APTS	200	144	175
FLANNERY APTS	125	0	0
FLANNERY APTS	127	93	100
FRANKLIN/DRAKE	157	52	57
GARFIELD	151	92	100
GREEN APTS	154	111	121
HILLIARD SENIOR HOUSING	364	97	99
JUDGE SLATER ANNEX	203	151	156
JUDGE SLATER APTS	204	155	166
KENMORE APTS	136	75	88
LARRABEE SENIOR APT	86	66	73
LASALLE/DIVISION	269	190	200
LAWRENCE APTS	193	80	83
LINC & SHEFF ANNEX	206	130	139
LINCOLN & SHEFFIED	188	123	132
LINCOLN PERRY ANNEX	183	119	120
LINCOLN PERRY APTS	267	139	147
LOYOLA & RIDGE APT	181	143	185
NORTH CALLNER	151	111	120
PARKSIDE APTS	169	120	129
PARKVIEW	181	103	106
POMEROY APTS	120	81	105
RACINE	212	131	139
SCHNEIDER APTS	179	137	172
SHERIDAN & DEVON	450	315	357
SHERIDAN & LELAND	235	158	192
SHIELDS	116	92	121
SULLIVAN	482	271	284
TRUMBULL-YATES APTS	28	12	12
WASH. PARK APTS	92	68	72
WASHINGTON PARK (ELDERLY)	22	18	18
WICKER ANNEX	121	86	90
WICKER PARK	116	89	97
WM. JONES	116	92	99
<b>TOTAL</b>	<b>9,886</b>	<b>6,026</b>	<b>6,585</b>

# Appendix 5: Demolition

## Proposed Demolition Schedule Annual Plan for Transformation FY2004 (Year 5)

Address	FY2003 (Year 4)				FY2004 (Year 5)	FY2005 (Year 6)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Abbott High Rises</b>							
1433 W 13TH ST**			150	150			150
1440 W 13TH ST				0		150	150
1510 W 13TH ST				0		150	150
1520 W HASTINGS ST				0		150	150
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>150</b>	<b>150</b>	<b>0</b>	<b>450</b>	<b>600</b>
<b>Abbott Rowhouses</b>							
1251 W 14TH ST				0		4	4
1259 W 14TH ST				0		4	4
1416 S BLUE ISLAND				0		12	12
1428 S BLUE ISLAND				0		4	4
1436 S BLUE ISLAND				0		2	2
1440 S BLUE ISLAND				0		4	4
1448 S BLUE ISLAND				0		2	2
1452 S BLUE ISLAND				0		4	4
1401 S THROOP ST				0		4	4
1409 S THROOP ST				0		4	4
1425 S THROOP ST				0		4	4
1526 W 13TH ST				0		2	2
1530 W 13TH ST				0		6	6
1511 W 14TH PL				0		2	2
1515 W 14TH PL				0		6	6
1524 W 14TH PL				0		4	4
1534 W 14TH PL				0		4	4
1508 W 14TH ST				0		4	4
1516 W 14TH ST				0		12	12
1525 W 14TH ST				0		4	4
1528 W 14TH ST				0		2	2
1520 W 15TH ST				0		6	6
1532 W 15TH ST				0		12	12
1530 W HASTINGS ST				0		12	12
1216 S LAFLIN ST				0		4	4
1217 S LAFLIN ST				0		4	4
1432 W WASHBURNE AV				0		4	4

**Proposed Demolition Schedule  
Annual Plan for Transformation FY2004 (Year 5)**

Address	FY2003 (Year 4)				FY2004 (Year 5)	FY2005 (Year 6)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Abbott Rowhouses</b>							
1440 W WASHBURNE AV				0		6	6
1452 W WASHBURNE AV				0		6	6
1510 W WASHBURNE AV				0		6	6
1522 W WASHBURNE AV				0		4	4
1537 W WASHBURNE AV				0		6	6
1530 W WASHBURNE AV				0		4	4
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>168</b>	<b>168</b>
<b>Jane Addams^</b>							
1321-41 W. GRENSHAW ST*	36			36			36
1313-17 W. GRENSHAW ST*	47			47			47
1117 S. THROOP*	48			48			48
1100 S. RACINE*		54		54			54
1037 S. LYTLE*		54		54			54
1204 W. TAYLOR*		38		38			38
1224 W. ROOSEVELT RD*		75		75			75
1240 W. ROOSEVELT RD*	21			21			21
1255 W. TAYLOR				0	63		63
1269 W. CABRINI*				0	34		34
902 S. ADA ST*				0		24	24
917 S. ADA ST*				0	41		41
1207 W. CABRINI ST*				0	15		15
1231 W. CABRINI ST*				0	15		15
1261 W. CABRINI ST*				0	24		24
822 S. LYTLE ST.**				0	38		38
844 S. LYTLE ST*				0	32		32
847 S LYTLE ST/1227 W. CABRINI**			29	29			29
907 S LYTLE ST*		39		39			39
1248 W.TAYLOR*				0	38		38
844 S RACINE AV**			30	30			30
829 S ADA ST				0	28		28
1250 W TAYLOR ST				0		10	10
1300 W TAYLOR ST				0		10	10
916 S. LYTLE ST				0		8	8
860 S. LYTLE ST				0		8	8
901 S. ADA ST				0		8	8
845 S ADA ST				0		8	8
<b>Subtotal:</b>	<b>152</b>	<b>260</b>	<b>59</b>	<b>471</b>	<b>328</b>	<b>76</b>	<b>875</b>

**Proposed Demolition Schedule  
Annual Plan for Transformation FY2004 (Year 5)**

Address	FY2003 (Year 4)				FY2004 (Year 5)	FY2005 (Year 6)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Cabrini Ext. North^</b>							
1121 N. LARRABEE*			65	65			65
1015-17 N. LARRABEE*				0		136	136
1159-61 N. LARRABEE*				0		136	136
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>65</b>	<b>65</b>	<b>0</b>	<b>272</b>	<b>337</b>
<b>Cabrini Ext. South</b>							
364 W. OAK*				0	65		65
929 N. HUDSON*				0	68		68
939 N. HUDSON*				0	68		68
365 W. OAK*				0	65		65
911 N. SEDGEWICK*				0	68		68
923 N. SEDGEWICK*				0	68		68
412 W. CHICAGO*				0		65	65
911 N. HUDSON*				0		65	65
862 N. SEDGEWICK*				0		65	65
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>402</b>	<b>195</b>	<b>597</b>
<b>Green Homes</b>							
630 W. EVERGREEN*				0	144		144
1340 N. LARRABEE*				0	144		144
534 W. DIVISION*				0		144	144
624 W. DIVISION				0		134	134
660 W. DIVISION				0		134	134
714 W. DIVISION				0	134		134
1230 N. LARRABEE*				0		134	134
1230 N. BURLING				0		134	134
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>422</b>	<b>680</b>	<b>1,102</b>
<b>Henry Horner^</b>							
1850 W. WASHINGTON				0	65		65
1943 W. LAKE				0		65	65
1936 W. WASHINGTON				0		65	65
1900 W. WASHINGTON				0	65		65
1920 W. WASHINGTON				0	65		65
141 WOLCOTT/1847 LAKE*				0	231		231
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>426</b>	<b>130</b>	<b>556</b>

**Proposed Demolition Schedule  
Annual Plan for Transformation FY2004 (Year 5)**

Address	FY2003 (Year 4)				FY2004 (Year 5)	FY2005 (Year 6)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Rockwell Gardens</b>							
340 S. WESTERN*			148	148			148
2514 W. VAN BUREN*			140	140			140
2517 W. ADAMS*				0	138		138
2515 W. JACKSON*				0		140	140
2450 W. MONROE*				0		140	140
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>288</b>	<b>288</b>	<b>138</b>	<b>280</b>	<b>706</b>
<b>Stateway Gardens</b>							
3547 S. FEDERAL*	230			230			230
3542 S. STATE*	132			132			132
3651 S. FEDERAL*				0		230	230
3616 S. STATE*			132	132			132
<b>Subtotal:</b>	<b>362</b>	<b>0</b>	<b>132</b>	<b>494</b>	<b>0</b>	<b>230</b>	<b>724</b>
<b>Robert Taylor Homes</b>							
4525 S. FEDERAL*	157			157			157
4555 S. FEDERAL*	158			158			158
4950 S. STATE*	158			158			158
4947 S. FEDERAL*				0	158		158
4037 S. FEDERAL*			157	157			157
4946 S. STATE*			158	158			158
4429 S. FEDERAL*				0		157	157
5135 S. FEDERAL*				0		157	157
<b>Subtotal:</b>	<b>473</b>	<b>0</b>	<b>315</b>	<b>788</b>	<b>158</b>	<b>314</b>	<b>1,260</b>
<b>Washington Park</b>							
<b>WP High Rises</b>							
4120 S. PRAIRIE*	155			155			155
6217 S. CALUMET				0		155	155
<b>WP Low Rises^</b>							
123-25 E. 39TH ST.*	12			12			12
3910-12 S. INDIANA*	12			12			12
3914-16 S. INDIANA*	12			12			12
4120 S. St. LAWRENCE*	9			9			9
4140 S. LANGLEY*	9			9			9
4520-22 S. CHAMPLAIN AVE. *	12			12			12
4524-26 S. CHAMPLAIN AVE. *	12			12			12
4528-30 S. CHAMPLAIN AVE.*	12			12			12
560-62 E. 40TH*	12			12			12
600-02 E. 40TH*	12			12			12
606 E. 40TH*	12			12			12
6127-41 S. CALUMET AVE.*				0	8		8
6145-59 S. CALUMET AVE.*				0	8		8
4212 S. WABASH				0	12		12
4216 S. WABASH				0	12		12
4220 S. WABASH				0	12		12
4224 S. WABASH				0	12		12
<b>Subtotal:</b>	<b>281</b>	<b>0</b>	<b>0</b>	<b>281</b>	<b>64</b>	<b>155</b>	<b>500</b>

**Proposed Demolition Schedule  
Annual Plan for Transformation FY2004 (Year 5)**

Address	FY2003 (Year 4)				FY2004 (Year 5)	FY2005 (Year 6)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Wells/Wells Extension/ Madden/Darrow Homes</b>							
<b>Madden Homes</b>							
740 E 37TH ST*				0		6	6
3640 S. ELLIS AVE.*				0		4	4
3808 S. LAKE PARK AVE.*				0		6	6
3814 S. LAKE PARK AVE.*				0		6	6
3822 S. LAKE PARK AVE.*				0		6	6
3830 S. LAKE PARK AVE.*				0		6	6
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>34</b>	<b>34</b>
<b>Wells Homes</b>							
3740-3756 S. COTTAGE GROVE*				0	12		12
3802-3808 S. LANGLEY AVE.*	4			4			4
3810-3826 (3812) S. LANGLEY AVE.*	12			12			12
3828-3834 S. LANGLEY AVE.*	4			4			4
3840-3858 S. LANGLEY AVE.*	12			12			12
647-655 E. 37TH PL.*				0	6		6
650-658 E 38TH ST*				0	6		6
649-657 E 38TH PL*	6			6			6
650-654 E 39TH ST*	6			6			6
653-661 E 38TH ST*	6			6			6
657-665 E 37TH PL/660-668 E 38TH ST*				0	12		12
659-669 E 38TH PL*	6			6			6
660-670 E 39TH*	6			6			6
660-668 (662) E 38TH PL*	6			6			6
663-673 E 38TH ST*	6			6			6
670-680 E 38TH PL*	6			6			6
670-686 (674) E 38TH ST*				0	12		12
671-677 E 38TH PL*	6			6			6
672-678 E 39TH*	6			6			6
679 E. 38TH PL*	6			6			6
680-686 (682) E 39TH*	6			6			6
688-694 E 39TH ST*	5			5			5
689-699 E 38TH PL*	6			6			6
698 E 39TH*	1			1			1
701-709 E 37TH PL*				0	6		6
710-726 (714) E 38TH ST*				0	12		12

**Proposed Demolition Schedule  
Annual Plan for Transformation FY2004 (Year 5)**

Address	FY2003 (Year 4)				FY2004 (Year 5)	FY2005 (Year 6)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Wells/Wells Extension/ Madden/Darrow Homes</b>							
<b>Wells Homes</b>							
725 E 37TH PL/728 E 38TH ST*				0	12		12
735-743 E 37TH PL/738-746 E 38TH ST*				0	12		12
748-758 E 38TH ST*				0	6		6
757 E 37TH PL/760 E 38TH ST*				0	12		12
767-777 (773) E 37TH PL*				0	9		9
770-774 (772) E 38TH ST				0	3		3
776-786 E 38TH ST				0	6		6
700-708 (704) E 38TH ST				0	6		6
667 E 37TH PL				0	6		6
679 E 37TH PL/688 E 38TH ST				0	12		12
713 E 37TH PL				0	6		6
745 E 37TH PL				0	6		6
779 E 37TH PL				0	4		4
679-693 E 37TH ST				0	10		10
3709 S VINCENNES AVE				0	10		10
3726 S COTTAGE GROVE				0	12		12
3741 S VINCENNES AVE				0	12		12
3809 S VINCENNES AVE				0	12		12
3841 S VINCENNES AVE				0	12		12
600 E 39TH ST				0	6		6
601 E 37TH PL				0	6		6
601 E 38TH PL				0	4		4
601 E 38TH ST				0	4		4
605 E 37TH ST				0	10		10
606 E 38TH PL				0	6		6
606 E 38TH ST				0	6		6
617 E 38TH PL				0	6		6
618-620 E 38TH ST				0	12		12
610 E 37TH PL				0	4		4
612 E 39TH ST				0	6		6
618 E 38TH PL/609 E 38TH ST				0	12		12
627 E 38TH PL				0	6		6
624-630 E 37TH PL				0	12		12
629 E 38TH ST/636 E 38TH PL				0	12		12

**Proposed Demolition Schedule  
Annual Plan for Transformation FY2004 (Year 5)**

Address	FY2003 (Year 4)				FY2004 (Year 5)	FY2005 (Year 6)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Wells/Wells Extension/ Madden/Darrow Homes</b>							
<b>Wells Homes</b>							
620-624 E 39TH				0	6		6
623 E 37TH ST				0	10		10
633 E 37TH PL				0	6		6
632 E 38TH ST				0	6		6
629 E 38TH PL				0	6		6
630 E 39TH ST				0	6		6
631 E 38TH ST				0	6		6
635 E 37TH PL				0	6		6
638 E 38TH PL				0	6		6
638 E 38TH ST				0	6		6
640 E 37TH PL				0	4		4
647 E 38TH PL				0	6		6
642 E 39TH ST				0	6		6
649 E 37TH ST				0	4		4
651 E 38TH ST/650-58 E 38TH PL				0	12		12
657 E 37TH ST				0	4		4
659 E 37TH ST				0	10		10
720 E 37TH PL				0	4		4
734 E 37TH PL				0	12		12
750 E 37TH PL				0	4		4
3841 S RHODES AVE				0		12	12
505 E 38TH PL				0		12	12
504-508 E 38TH ST				0		28	28
500-510 E 39TH ST				0		6	6
511 E 38TH ST				0		28	28
512 E 39TH				0		6	6
521 E 38TH PL				0		6	6
521 E 38TH ST/520 E 38TH PL				0		30	30
526 E 39TH ST				0		6	6
531 E 38TH PL				0		6	6
530 E 38TH PL/527 E 38TH ST				0		30	30
532 E 39TH				0		6	6
533 E 38TH PL				0		12	12
545 E 38TH ST/560 E 38TH PL				0		30	30

**Proposed Demolition Schedule  
Annual Plan for Transformation FY2004 (Year 5)**

Address	FY2003 (Year 4)				FY2004 (Year 5)	FY2005 (Year 6)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Wells/Wells Extension/ Madden/Darrow Homes</b>							
<b>Wells Homes</b>							
547 E 38TH PL				0		6	6
555-565 E 37TH PL				0		12	12
3708 S VINCENNES AVE				0		4	4
3726 S VINCENNES AVE				0		12	12
3734 S VINCENNES AVE				0		4	4
3820 S VINCENNES AVE				0		18	18
3858 S VINCENNES AVE				0		12	12
531 E 37TH ST				0		6	6
544 E 39TH				0		6	6
548 E 38TH ST				0		12	12
557 E 38TH PL				0		6	6
570 E 38TH PL/561 E 38TH ST				0		12	12
558 E 39TH ST				0		6	6
559-561 E 37TH ST				0		6	6
3742 S VINCENNES/556 E 38TH ST/ 571 E 37TH PL				0		30	30
559 E 38TH PL				0		12	12
564 E 39TH				0		4	4
3709 S RHODES AV				0		10	10
501 E 37TH ST				0		6	6
504 E 37TH PL				0		12	12
510 E 37TH PL				0		5	5
512 E 38TH ST/515 E 37TH PL				0		30	30
521 E 37TH ST				0		5	5
518 E 37TH PL				0		5	5
529 E 37TH ST				0		5	5
526 E 37TH PL				0		12	12
530 E 38TH ST/527 E 37TH PL				0		30	30
532 E 37TH PL				0		5	5
536 E 38TH ST/549 E 37TH PL				0		30	30
549 E 37TH ST				0		5	5
548 E 37TH PL				0		12	12
555 E 37TH ST/540-546 E 37TH PL				0		10	10
554 E 37TH PL				0		5	5



The following non-dwelling structures are planned for demolition as part of the revitalization plan for each redevelopment property.

<b>Detailed Listing of Non-Dwelling Demolition Activity for FY2004</b>	
<b>Development</b>	<b>Description</b>
<b>ABLA Homes</b>	
1200 W. 14th Street	ABLA YMCA
1250 S. Loomis	Swimming Pool
<b>Ida B. Wells Homes</b>	
3600 S. Vincennes	Vacant church
<b>Robert Taylor Homes</b>	
100 W. 47th Street	Heating Plant
4630 S. Federal	Elevator Department Building
3950 S. State	Community Building
<b>Rockwell Gardens</b>	
150 S. Western	Community Building
2540 W. Jackson	Community Center
212 S. Campbell	Heating Plant
2500 W. Jackson	Management Office
<b>Horner Homes</b>	
1832 W. Washington	Main Building
1834 W. Washington	Management Office

## Appendix 6: Disposition

In order to create mixed-finance/mixed-income redevelopment communities, the CHA requires a disposition to either the developer or the City of Chicago. These dispositions will primarily be for long term leases on the properties, with a few potential exceptions to provide homeownership opportunities. The CHA is required to provide a listing of all potential dispositions to HUD. These potential dispositions may change through future planning.

Detailed Listing of Potential Property Disposition Activity for FY2004					
Development	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition
ABLA	Roosevelt Road	Blue Island	Blue Island	Racine	Ground Lease
	Roosevelt Road	Washburne	Racine	Loomis	Ground Lease
	Cabrini Street	Roosevelt Road	Racine	Loomis/Throop/Ada	Ground Lease
	Roosevelt Road	15 <sup>th</sup> Street	Loomis	Ashland	Ground Lease
	13 <sup>th</sup> Street	14 <sup>th</sup> Street	Racine	Throop	Land Exchange
Cabrini-Green	North Avenue	Clybourn	Larrabee	Halsted Street	Building Sale/Ground Lease Land
	Division	Oak	Sedgwick	Larrabee	Ground Lease
Henry Horner Homes	Lake Street	Washington	Leavitt	Oakley	Ground Lease
	Lake Street	Washington	Hermitage	Wood	Ground Lease
Robert Taylor Homes	39 <sup>th</sup> Street	53 <sup>rd</sup> Street	State Street	Dan Ryan Expressway/Federal	Ground Lease/Redevelopment
Madden Park/Wells/Darrow	East Browning Avenue	East 39 <sup>th</sup> Street	South Lake Park Avenue	South Martin Luther King, Jr. Drive	Ground Lease
	38 <sup>th</sup> Street	Pershing Road	Alley west of Lake Park Avenue	Cottage Grove	Ground Lease
	37 <sup>th</sup> Place	Pershing Road	Cottage Grove	Vincennes Road	Ground Lease
	38 <sup>th</sup> Street	Pershing Road	Cottage Grove	Langley Road	Ground Lease
Rockwell Gardens	Monroe	Van Buren	Western	Rockwell	Ground Lease
Stawey Gardens	36th Place	39th Street	State Street	Federal Street	Ground Lease
Washington Park	36th Street	Pershing	South Lake Park Avenue	South Cottage Grove	Ground Lease
Hilliard Center	Cullerton	Cermak	State Street	Dearborn Street	Ground Lease

Detailed Listing of Potential Scattered Site Property Disposition Activity for FY2004		
Development	Address	Type of Disposition
Scattered Sites	1247-51 South Sawyer	Land Exchange
	1335-49 South Independence	Ground Lease
	3600 South Vincennes	Offer for Sale
	1400-10 South Albany / 3101-15 West Douglas	Land Exchange
	4434 South Hermitage	Land Exchange
	12939-41 South Halsted	Land Exchange
	4201 South Berkeley	Land Exchange
	4209 South Berkeley / 4206 South Greenwood Avenue	Land Exchange
	Two (2) parcels at 3500 West Douglas	Land Exchange to create Lawndale Community Academy
	3045 West Franklin Boulevard	Land Exchange
	443 North Albany	Land Exchange
	443 North Whipple	Land Exchange

# Appendix 7: Estimated Capital Expenditures (By Development)

## FY2004 CAPITAL PROGRAM

### ESTIMATED CAPITAL EXPENDITURES (BY DEVELOPMENT AND FUND)

Category 1 -PRE-MTW Commitments	HOPE VI Revitalization	Capital Fund FY2003 Grant	Capital Fund (Prior Year Grants)	Other Federal Funding	DCCA Grant	HOPE VI Demolition	TOTALS
Henry Horner	\$11,523,740					746,906	\$12,270,646
Cabrini Homes Extension	7,431,075					7,476,963	14,908,038
ABLA	9,155,882					315,516	9,471,398
Madden Park/Wells	3,333,334			666,666		812,966	4,812,966
Washington Park (St. Edmunds)		540,854					540,854
Robert Taylor B							0
Hillhard		6,971,825					6,971,825
Lake Park Crescent				5,942,208			5,942,208
Drexel				1,488,571			1,488,571
CHA WIDE							0
<b>Sub-Totals</b>	31,444,031	7,512,679	-	8,097,445	-	9,352,351	56,406,506
<b>Category 2 -Senior Developments</b>		60,788,804	-				60,788,804
<b>Category 3 - Scattered Sites</b>	-	20,837,647	-	-	-	-	20,837,647
<b>Category 4 - Non- Section 202 Family Properties</b>							
Lawndale Gardens		1,247,014	130,486			590	1,378,090
Lake Parc Place			2,800,000				2,800,000
Washington Park (Lowrise)		0	0			10,041	10,041
Bridgeport Homes			4,255,000				4,255,000
Wentworth Homes			9,432,500				9,432,500
Lowden Homes			10,250,000				10,250,000
CHA WIDE			5,623,000				5,623,000
<b>Sub-Totals</b>	-	1,247,014	32,490,986	-	-	10,631	33,748,631

**FY2004 CAPITAL PROGRAM  
ESTIMATED CAPITAL EXPENDITURES (BY DEVELOPMENT AND FUND)**

<b>Category 5 - Section 202 Properties</b>	<b>HOPE VI Revitalization</b>	<b>Capital Fund FY2003 Grant</b>	<b>Capital Fund (Prior Year Grants)</b>	<b>Other Federal Funding</b>	<b>DCCA Grant</b>	<b>HOPE VI Demolition</b>	<b>TOTALS</b>
Trumbull Park		9,450,000					9,450,000
Altgeld Gardens/Phillip Murray		6,604,500					6,604,500
Rockwell Gardens	3,455,873					3,145,519	6,601,392
Robert Taylor Homes	11,104,980					1,563,168	12,668,148
Stateway Gardens			11,074,632			165,506	11,240,138
CHA WIDE		3,210,900					3,210,900
<b>Sub-Totals</b>	14,560,853	19,265,400	11,074,632	-	-	4,874,193	49,775,078
<b>TOTAL</b>	<b>46,004,884</b>	<b>109,651,544</b>	<b>43,565,618</b>	<b>8,097,445</b>	<b>-</b>	<b>14,237,175</b>	<b>221,556,666</b>
<b>City State Properties</b>				6,000,000	4,846,749		10,846,749
<b>CHA WIDE</b>			8,993,600				8,993,600
<b>INTEREST EXPENSE</b>		15,348,456					15,348,456
<b>ENVIRONMENTAL REMEDIATION</b>				14,297,889			14,297,889
<b>GRAND TOTAL</b>	<b>\$46,004,884</b>	<b>\$125,000,000</b>	<b>\$52,559,218</b>	<b>\$28,395,334</b>	<b>\$4,846,749</b>	<b>\$14,237,175</b>	<b>271,043,360</b>

Notes: Non-MTW Fund Grants

## Appendix 8: Planned Relocation FY2004

### Mixed-Income Redevelopment Properties

FY2004 Planned Relocation		
Development/Address	Total Number of Units Closing	Number of Households Affected*
<b>Cabrini Extension South</b>		
364 W. Oak St.	65	50
365 W. Oak St.	65	47
911 N. Sedgwick St.	68	37
923 N. Sedgwick St.	68	34
929 N. Hudson Ave.	68	34
939 N. Hudson Ave.	68	31
<b>Sub-total</b>	<b>402</b>	<b>233</b>
<b>William Green Homes</b>		
1340 N. Larrabee St.	144	60
630 W. Evergreen Ave.	144	44
714 W. Division St.	134	48
<b>Sub-total</b>	<b>422</b>	<b>152</b>
<b>Horner</b>		
1850 W. Washington Ave.	65	29
1920 W. Washington Ave.	65	26
1900 W. Washington Ave.	65	26
<b>Sub-total</b>	<b>195</b>	<b>81</b>
<b>Taylor Homes</b>		
4947 S. Federal St.	158	99
<b>Sub-total</b>	<b>158</b>	<b>99</b>
<b>Wells Homes</b>		
Various Addresses	305	111
<b>Total</b>	<b>1,482</b>	<b>676</b>

\*Occupancy Information as of July 1, 2003

**Family Properties Undergoing Rehabilitation**

<b>FY2004 Planned Relocation</b>		
<b>Development/Address</b>	<b>Total Number of Units in the Development</b>	<b>Number of Households Affected</b>
<b>Altgeld Gardens/Murray Homes</b>		
Various Addresses	1,998	200
<b>Bridgeport Homes</b>		
Various Addresses	141	30
<b>Lawndale Gardens</b>		
Various Addresses	125	29
<b>Lowden Homes</b>		
Various Addresses	128	83
<b>Trumbull Park Homes</b>		
Various Addresses	454	110
<b>Wentworth Gardens</b>		
Various Addresses	422	169
<b>Total</b>	<b>3,268</b>	<b>621</b>

## Appendix 9: Senior Designated Housing Plan Update

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The Senior Designated Housing Plan was approved by HUD in FY2000. Conditional approval was granted based on the CHA's compliance with certain conditions. Each condition and the CHA's progress are listed below:

**Follow through on its commitment to exceed the 5% and 2% accessible unit requirement.**

The CHA continues work on its commitment to exceed the 5% and 2% accessible unit requirement. The CHA and the Mayor's Office for People with Disabilities have entered into an inter-governmental agreement to conduct accessibility inspections during the construction phase, which will ensure that all applicable accessibility requirements are incorporated into the redevelopment and rehabilitation process. This agreement ensures visitability standards are honored and that it meets the mandates established by HUD.

**Maintain records on the number of applicants with disabilities who are affected by the designation and alternatives they exercised.**

A total of 1,048 applicants under 50 years of age with a disability were affected by the designation. The CHA received 292 requests for Housing Choice Vouchers (HCV) in FY2001 and an additional 148 in FY2002, totaling 440. Of the 440 HCV requests, 158 applicants are currently under lease and 127 referrals are in the interview and eligibility determination process. The CHA will continue to mail letters to the remaining qualified applicants with disabilities on the wait list for senior developments and offer vouchers as a housing option. Additionally, at their request, approximately 82 applicants were transferred to the CHA family wait list.

**Provide the number of housing choice certificate/voucher holders with disabilities that applied for funds from the CHA's Access Improved Fund and the status of the applications.**

A total of 40 individuals to date have been assisted by the Access Improved Fund, with an expenditure total to date of \$138,000.

**Provide the number of HCV landlords or holders who requested an increase in the Fair Market Rent. Maintain accurate records as to the number of families for which the CHA establishes a higher payment standard within the basic range as a reasonable accommodation. Provide documentation to support request to the HUD field office for an exception payment standard within the upper range.**

There were no HCV landlords or holders that requested an increase in the Fair Market Rent in FY2003. Therefore a higher payment standard was neither needed nor established.

**Provide HUD with minutes from meetings with representatives of disability advocacy groups as required in the March 6, 2000 Plan approval letter.**

Meetings were held with local HUD officials and representatives of Access Living in FY2002. The meeting minutes were provided to all participants, including officials from the local HUD office. The CHA will continue to coordinate meetings with Access Living and provide updates for persons with disabilities affected by the designation.

**Maintain minutes of semi-annual meeting with HUD**

Semi-annual meetings have not been established with HUD. However, the Senior Designated Plan Update is included in CHA's MTW Annual Plan submission to HUD. An additional plan update was also provided to HUD in February 2003.

**Include a provision in the ground lease for the land that the CHA will lease to private developers for the construction of housing built with tax credits or other private funds.**

The CHA has established a high priority on exceeding the Federal requirements for accessible housing. In FY2001, Access Living participated in various redevelopment task force meetings and suggested additional accessibility language in our FY2001 HOPE VI RFQs. The changes were made and revised language was issued. The CHA will continue to enforce accessibility requirements throughout the rehabilitation and redevelopment processes.

## Appendix 10: Public Comments

Name	Development	Comment	CHA Response
Christopher Curtis	CHA Resident, Ickes Homes	What's going to happen at Ickes?	The CHA intends to rehabilitate this property. Please see pages 4 and 23 of the Plan.
Michael McClarin	CHA Resident, William Green Homes	We are American, we like a joint venture with CHA. We are Cabrini Green. We [would] like to help you in your Plan.	The CHA appreciates resident support for the Plan for Transformation.
Delilah Gilmore	CHA Resident, Cabrini Extension North	What assurance do we have that we will all receive housing other than a spoken word?	The CHA committed to redevelop or rehabilitate 25,000 public housing units in the Plan for Transformation. Also, the CHA agreed to provide a new or rehabilitated public housing unit to every lease compliant resident in occupancy on 10/1/99 in the Relocation Rights Contract. Copies of these documents are available at 626 W. Jackson or at <a href="http://www.thecha.org">www.thecha.org</a> .
		When you are the only family who has never received any offering of a new unit or scattered site for whatever reason - will the family become homeless once the building is closed or will the family be shifted over to whatever housing is left?	All lease-compliant residents in occupancy on 10/1/99 will be offered a new or rehabilitated unit. Additionally, we have forwarded your name to the Relocation Department so that the Relocation Department can check on your individual status.
Anonymous	N/A	A convenient time for all to attend (5pm or 4pm). A Westside location for Meeting.	The Public Comment Hearing for the Plan was scheduled to maximize resident participation.
		Should housing management be allowed to enter into resident(s) home or unit. Why are tenants or residents given such [a] hard time to renew lease, also why are there so many home or unit inspections?	There are instances when a property management firm may need access to a resident's unit. These circumstances are set forth in the CHA lease.
Annette Rashada	CHA Resident, Senior Housing	LaSalle Division Apartments is still a problem property. I would like to see the problems at this property completely resolved or tear the building down and sell the property to a condo developer. I have resided at this property for eight years and now the quality of management is starting to go down again.	The LaSalle Division Apartments received \$11.5 million in capital improvements as part of the senior building rehabilitation. Improvements included a new roof, air conditioning, camera security system, landscaping with a resurfaced parking lot and seating areas, renovated and newly accessible common areas, and a new boiler system. The units received new kitchen sinks, cabinets, counter tops, and tile. Other unit improvements included new paint and tile throughout, vertical blinds, and windows.
Domonique Moore	CHA Resident, HCV Program temporarily	As transformation occurs, will Section 8 be permanent or temporary?	The CHA offers relocating residents the option to move to the Housing Choice Voucher program temporarily only during the relocation process. Residents, however, may also choose a voucher as their permanent housing choice.
		Will I be able to return back to Dearborn? If not, will Section 8 help me relocate to better unit or environment?	Dearborn Homes will be rehabilitated. Some residents may be temporarily relocated to a different public housing unit or may select a temporary or permanent voucher during rehabilitation.  The Section 8 program provides assistance to CHA relocatees whether they are moving temporarily or permanently. The participants have the option of choosing both their unit and neighborhood.

Name	Development	Comment	CHA Response
Anessa N. Graham	CHA Resident, Cabrini Row Houses	My concerns are that if I choose to move out with the assumption that I can return: Is that a fact? Or is it fiction? My other concern is that if I have not found a steady job by the time for relocation will I still be considered lease compliant?	All lease-compliant residents who were in occupancy on 10/1/99 and maintain lease compliance retain the right to return to a rehabilitated or redeveloped unit. Lease compliance is not dependent on income.
Floean Moore	CHA Resident, Dearborn Homes	With temporary Section 8 will I be able to come back to Dearborn or will I be stuck with a temporary Section 8 and all that comes behind that?	Residents who receive a temporary voucher may return to a permanent public housing unit as long as they remain lease compliant during the relocation process.
Ke'Anna Suggs	CHA Resident, Cabrini Row Houses	<p>If there are community service jobs available, then why can't these jobs be available starting at minimum wage based on experience? These residents probably do want jobs to feed their children. Where will these children be during community service? You have to pay a babysitter. The Daycare Action Council will not honor paying for Daycare for your children if you are doing community service and you still have a co-payment.</p> <p>I wanted to know if it was any way possible that I would be able to receive Section 8 if my mother's number came up and we went to CHAC and all of the information requested was not submitted before she passed away on 7/23/03. I am the current leaseholder now, I was trying to find out if I would be able to proceed with the process. My mother's name is Deborah Louise Suggs 12-19-54 and she passed away on July 23rd. Will you please contact me at the number on the front?</p>	<p>The Economic Independence Policy requires non-exempted residents to engage in 30 hours per month of volunteer neighborhood services or economic self-sufficiency activities.</p> <p>Residents who need assistance with daycare may use the Service Connector Delivery System to evaluate options.</p> <p>This question has been forwarded to the Housing Choice Voucher Department for response.</p>
Sallie Russ	CHA Resident, Scattered Site-Northeast	[HRC] has tried for years to work with management and have gotten no where with them. The CHA has stated over and over that they would have management to give office space, however we still only have a closet to work out of. All other LAC and RMC's have units we have a little hole in the back of the 2nd floor to work out of and 2 organizations cannot work out of a small office as that. We have and is still requesting larger office space.	This comment does not relate to the Plan and will be forwarded to the CHA Operations Department.
Anonymous	Via Email	Can you explain what Hope IV is? Is this the plan to change housing? What does the name mean?	The HOPE in HOPE VI stands for Housing Opportunities for People Everywhere. The HOPE VI Program is a federal program that allows public housing agencies to competitively apply for revitalization and demolition grants for severely distressed public housing. To learn more about the program, please visit <a href="http://www.hud.gov">www.hud.gov</a> .

Organization	Comment	CHA Response
Access Living	We commend the CHA in its effort to make more units accessible during the Senior Housing Rehabilitation. However, we would like the CHA to provide the disability community with a list of the locations of the accessible units in senior housing, and to review and publicly disclose the extent of its compliance with requirement that 5% of these units must be fully accessible to people with physical disabilities, and 2% of units accessible to people with visual and hearing impairments.	The CHA is committed to meeting and exceeding the federal requirements for the number of accessible units in senior developments.
Access Living	There is a lack of coordination between the CHA's disability advisory committee and the CAC and LAC's. We recommend that people with disabilities should hold positions on the CAC and each of the LAC's, and improved coordination among these groups to ensure that individual complaints regarding disability issues are addressed. We also recommend that all these groups receive training on CHA's accessibility requirements so that they are adequately informed to help ensure full access compliance in all of CHA's programs services and activities.	The LAC is elected by development residents. The Central Advisory Council is comprised of the presidents of the LAC. Residents with disabilities are not precluded from participating in the election process.
Access Living	The intergovernmental agreement with the Mayor's Office for People with Disabilities (MOPD) to monitor compliance of new construction is a positive step. The CHA itself should take charge of ensuring full compliance in all its other program's services and activities that are not related to construction and to incorporate the visitability concept into 100% of its new construction (or to the maximum extent technologically feasible).	The CHA is monitoring compliance in its programs and services through its ADA/504 Coordinator. The CHA will also continue to follow HUD directives to incorporate the visitability concept in new construction to the maximum extent feasible.
Access Living	<p>Access Living has strong reasons to believe that the Senior Designated Housing Plan is not adequately meeting the housing needs of people with disabilities. An important part of the solution to this problem is to create more accessible units, and to go beyond the minimum number of units required by current law to ensure that the true demand for the number of accessible units is met by the CHA.</p> <p>Furthermore, Access Living continues to oppose the Senior Designated Housing Plan on the basis that alternative housing resources identified in the plan (such as the scattered sites program) have not been assessed for compliance with existing access requirements. Therefore, these alternative resources are not real options for residents with disabilities.</p>	The CHA is committed to meeting and exceeding the federal requirements for the number of accessible units in senior developments. The CHA has chosen a contractor to administer a Self-Evaluation and to create a Transition Plan. This study will evaluate the need for accessible units and formulate a strategy of how the CHA can maximize its resources to serve the disabled community. The CHA is committed to housing residents with disabilities in adequately accessible units.
Access Living	We commend CHAC for requesting various training sessions on reasonable accommodation and disability rights in housing, which have been provided by Access Living. However, we have reason to believe that these trainings have not resulted in adequate notification to CHAC clients about their right to reasonable accommodation in all of CHAC's activities. Access Living has recommended to CHAC that a statement regarding the right to reasonable accommodation should be included in all correspondence and information provided to CHAC clients.	The CHA will coordinate efforts with CHAC to ensure that persons with disabilities are advised of their rights to a reasonable accommodation.

Organization	Comment	CHA Response
Access Living	Assurances must be made that accessibility requirements under the Fair Housing Amendments Act, Section 504 of the Rehabilitation Act and visitability features (which are encouraged by HUD) must be incorporated into all new construction under the Regional Housing Initiative. We would appreciate a response explaining how construction under this initiative will be designed and monitored to ensure full accessibility.	New construction of units in this project-based voucher program will be monitored by local code enforcement officials and be subject to Housing Quality Inspections performed by the local public housing authority. The CHA will evaluate all proposals and encourage the provision of visitable units in those accepted.
Access Living	Efforts should be made to ensure that all supportive housing providers that participate in Chicago's Five Year Supportive Housing Initiative understand that acceptance of support services by tenants must not be a condition of eligibility for housing.	The CHA encourages participation in supportive services that improve residents' lives.
Access Living	During the past two years, the CHA, CHAC and Access Living have successfully worked in collaboration to obtain a limited number of vouchers targeted to residents of nursing homes and other service centered facilities to transition into community based housing. It is our understanding that HUD is no longer issuing such targeted vouchers, so we request that CHA institute its own local policy to target vouchers to people in institutions to promote full integration of people with disabilities into the community.	The CHA's focus remains implementing the Plan for Transformation.
Access Living	While we acknowledge and appreciate the CHA's current efforts to assure non-discrimination for people with disabilities, the Non-Discrimination in Accessibility Policies section does not address in any detail the CHA's obligation to perform an accessibility self evaluation and transition plan to ensure full accessibility in all of CHA's programs, services and activities. While we are aware that CHA has selected a contractor to begin this process, this section should describe more explicitly the CHA's efforts to achieve full accessibility compliance.	The CHA's policy on non-discrimination practices and programs are included in RFP 1179 Self-Evaluation and Transition Plan. The Self-Evaluation and Transition Plan coupled with the Intergovernmental Agreement with the Mayor's Office for People with Disabilities will further ensure CHA's compliance with applicable accessibility laws.
Access Living	Furthermore, this is another area where compliance with the minimum requirement of the law (one designated staff person for disability rights compliance) is not sufficient to meet the needs of CHA's consumers with disabilities. We have repeatedly requested the CHA to create an Office on Disability Policy with its own staff and budget, and which reports directly to CHA's CEO and has authority to institute policy changes in all of CHA's programs, services and activities to ensure full access. CHA has maintained that the current resources and organizational structure are sufficient to assure full accessibility.	The CHA has a structure in place to serve the disabled community. The CHA has an ADA/504 Coordinator within the Management Analysis & Planning (MAP) Department. The ADA/504 Coordinator, with the assistance of the MAP Department, proposes policy changes authority wide and has access to CHA resources.
Access Living	We appreciate the exemptions provided to people with disabilities in the Economic Independence Policy. We believe it recognizes the systemic barriers to employment that people with disabilities face that are often entirely beyond our control.	The CHA will continue to provide support and assistance to residents with disabilities.
Access Living	To date, the working meetings with representatives of disability advocacy groups, as required in the March 6, 2000 Plan approval letter, have resulted in little substantive progress of our issues. We hope that the CHA's pending 504 self evaluations and transition plan will remedy this, and include the concerns of people with all different types of disabilities.	The Self-Evaluation and Transition Plan will include input from the disability community as well as from CHA residents with disabilities.

Organization	Comment	CHA Response
Central Advisory Council	<p>The CAC is again voicing its concern that CHA has not allotted adequate time for the CAC to review and analyze the Draft Annual Plan prior to the document being released for public comment.</p> <p>The CHA should be more inclusive in allowing the CAC (perhaps a CAC/CHA committee) participation in the initial drafting stages of the plan. This would allow more time for the CAC/CHA discussions, and resolutions of major issues, before the draft plan is presented to the full CAC Board.</p>	<p>Since the origin of the Plan the CHA has afforded the general public 30 days to review and comment on each Annual Plan. For the past two years the CHA has released the draft Plan to the CAC prior to the beginning of the public comment period, made a presentation on the contents of the Plan to the CAC, and modified the draft based on their comments.</p>
Central Advisory Council	<p>The CAC remains concerned over the continued significant decline in family occupancy since the implementation of the Plan. It is unclear where these families have relocated to, whether the CHA has accurate tracking records for the families moving out of these units and whether the CHA can verify that it is protecting the right to return for families choosing to return to a new or rehabilitated unit. The CAC is also concerned over the relocation process for families who temporarily move while they await their new or rehabilitated housing.</p>	<p>The CHA is tracking families who have moved since the Plan for Transformation and is committed to ensuring that their right to return to public housing is honored. The CHA's data indicates a decrease in the number of residents departing public housing since the beginning of the Plan.</p>
Central Advisory Council	<p>The CHA should review the temporary relocation process to determine if it needs to be adjusted to insure that residents are not limited in their options for temporary housing, and left with Section 8 as the only temporary housing option available to them.</p>	<p>The CHA Resident Services Department monitors the relocation process on an ongoing basis. Additionally, the CHA and the CAC mutually agreed to retain an independent monitor of the relocation process. The CHA and CAC meet regularly with the monitor to address findings and recommendations regarding relocation. Relocating residents have two options for temporary housing choices: Section 8 and another public housing unit in a building being used as a relocation resource.</p>
Central Advisory Council	<p>The CAC strongly feels that the CHA should declare an immediate moratorium on the demolition of any scattered sites units, and commit to the total rehabilitation of all scattered sites units. If all the current 2,975 units were retained, the CHA would gain an additional 199 units toward its 25,000 unit count. (The initial Plan only estimated a final scattered sites total of 2,776 units.)</p>	<p>The CHA will comply with its commitment to rehabilitate and/or redevelop 25,000 public housing units. There have been a number of scattered site units that are too costly to rehabilitate. The CHA will continue to assess the potential rehabilitation of scattered site units on a building-by-building basis.</p>
Central Advisory Council	<p>The CAC feels a similar commitment for total rehabilitation should be made for all low rise units throughout the Authority.</p>	<p>Decisions about rehabilitating the low rise units are based on assessments of their physical condition and financial feasibility as determined by the CHA.</p>
Central Advisory Council	<p>The CHA should commit in the Plan to complete, by the end of 2004, the CHA/LAC working group process leading to final determinations regarding the rehabilitation and redevelopment of the Washington Park low rises, and the other CHA low rise sites, with a goal to maximize the number of units returned.</p> <p>The CAC remains concerned that several sites are still listed under a category of properties where "...revitalization plans have not been finalized." The CHA should commit, in the Year 5 Plan to at least commence, and complete the Working Group process for determining whether these properties will be demolished, rehabilitated, and or redeveloped; even if the Authority cannot commit to an immediate funding source or time schedule.</p>	<p>Since the release of the Draft Plan for Year 5, the CHA has decided that Cabrini Row Houses, Dearborn Homes, Ickes Homes, LeClaire Courts Extension, and the Washington Park Low Rise developments will be rehabilitated under the Plan for Transformation.</p>

Organization	Comment	CHA Response
Central Advisory Council	<p>The CHA must improve its communication with residents and resident leaders to ensure that residents are informed and updated on progress and or delays in rehabilitation/redevelopment schedules.</p> <p>The CAC requests that CHA leadership consider meeting with the CAC in the near future to discuss and implement these suggestions, and form a permanent CHA/CAC joint committee to meet on a regular basis, monthly or quarterly to address ongoing issues, and preparation for the next annual plan.</p>	There are two resident representatives on each Working Group. Additionally, the CHA meets with the LAC members and the CAC throughout the year to discuss building closure, redevelopment, rehabilitation and relocation progress.
Chicago Lawyers' Committee for Civil Rights Under Law, Inc., Children's Health and Education Project	In 1996 the CHA signed Agreed Upon Reforms promising to implement seven major lead poisoning prevention strategies, many of the strategies have been successfully implemented by CHA and received national recognition for its work on protecting tenants from lead hazards. However, CHA's commitment to continuing their lead poisoning prevention efforts is no longer prominently reflected in its Plans for Transformation. In contrast to the multiple commitments to the goal of vigilant lead poisoning prevention expressed by early Plans for Transformation, the FY 2004 Plan (as well as the FY 2003 Plan) does not even mention lead poisoning prevention as a priority.	Although a written notation was not included in the prior two plans, the CHA remains committed to ensuring compliance with the Agreed Upon Reforms throughout the rehabilitation process. The commitment has added to the Final FY2004 Plan.
Chicago Lawyers' Committee for Civil Rights Under Law, Inc., Children's Health and Education Project	The CHA has an opportunity to exert a very positive influence on a large segment of the private rental market by promoting incentives for landlords across the region to participate in the Section 8 program, including potential tax abatement and other measures. However, it appears that once lead hazards are found, CHA provides no corrective action assistance before housing assistance payments are terminated (FY 2004 draft plan, p. 53). Here too, if the unit could be made lead-safe quickly and relatively inexpensively without further compromising the health of children residing in the unit, the CHA should offer assistance to landlords to correct the environmental hazard.	The HCV Program must inspect any unit before a family is lease and conduct annual inspections of the unit thereafter. Owners cited with deteriorated paint conditions must obtain a lead clearance from a certified lead specialist before the unit can pass. The CHA provides assistance with the cost of this process by reimbursing up to \$150 for the first clearance exam. The HCV Program also provides an award-winning comprehensive educational awareness campaign for owners and participants for lead paint hazard prevention. As part of the campaign, the HCV Program, in collaboration with the Chicago Department of Public Health, ensures that all poisoned and at-risk children are tracked and live in a lead-safe unit.
Coalition to Protect Public Housing	The Draft Plan does not adequately address the extreme need for additional public housing as exemplified by the increasing numbers of families on the wait list since FY1999.	The CHA remains committed to the Plan for Transformation and its underlying premise that the CHA will bring back 25,000 new or rehabilitated units for low-income households.
Coalition to Protect Public Housing	The Draft Plan emphasizes mixed-income development[s] but does not comprehend the need for public housing for extremely low-income families and individuals exemplified by the average income of families, which is \$10,024 as of July 2003.	There are no minimum income requirements to live in public housing units in mixed-income or other CHA developments.
Coalition to Protect Public Housing	Taken together, the large number of households on the CHA and Housing Choice Voucher Program wait lists, combined with the number of homeless in Chicago and the extremely low average income of existing CHA families, all cast serious doubt on the underlying premises of the CHA Plan for Transformation.	The CHA remains committed to the Plan for Transformation and its underlying premise that the CHA will bring back 25,000 new or rehabilitated units for low-income households and will honor the agreements made with residents in the Relocation Rights Contract.
Coalition to Protect Public Housing	Until there are more federal and local resources to dramatically increase the number of public housing units and Housing Choice Vouchers, developing mixed-income developments and reducing the overall number of public housing units at a time of such great need does not make sense to us.	The goal for the Plan for Transformation is to return 25,000 new or rehabilitated units. The creation of mixed-income developments will ultimately increase both low-income and affordable housing in Chicago without further concentrating poverty. The CHA is maximizing federal funding by purchasing units in mixed-income developments at and below the costs necessary to rehabilitate a good portion of the CHA's current housing stock and at costs well below the market rate.

Organization	Comment	CHA Response
Coalition to Protect Public Housing	The CHA should consider the maintenance and rehabilitation of existing buildings instead of its aggressive demolition plans as laid out in the draft 2004 plan to provide more housing for Chicagoans in need due to the economic downturn and lack of affordable housing.	The CHA has been mandated by the federal government to demolish all housing that failed the Section 202 Viability Test of the Omnibus Consolidated Rescissions and Appropriations Act (OCRA) of 1996. The CHA creates the demolition schedule after analyzing the following factors: costs to maintain the building, low occupancy rates which affect the safety of the community, available funding, and the need to start or continue redevelopment.
Coalition to Protect Public Housing	The CHA should not categorically condemn buildings but should perform a new building-by-building analysis to determine their potential for rehabilitation. But this analysis will require the CHA to slow its recklessly fast demolition plan.	The CHA considered a number of factors before deciding to demolish any buildings. However, all buildings that have failed the Section 202 Viability Test must be demolished per federal mandate.
Coalition to Protect Public Housing	The CHA must maintain and enhance its commitment to the Resident Management program. The recent takeover of the Resident Management Corporation at Cabrini-Green. [sic]	The CHA supports Resident Management Corporations (RMC's). The CHA expects all of its management companies to deliver high quality services to its residents. Any management firm that fails to meet these standards should expect to have its contract terminated.
Coalition to Protect Public Housing	The strict requirements of this ACOP and of the proposed property-specific screening criteria threaten to bar the great majority of public housing residents from returning to the few public housing units that will be rebuilt in mixed-income developments. The CHA seems to be using these stringent screening and lease provisions to exclude as many residents as possible from their contractual right to return to public housing.	The CHA has improved and will continue to improve the living conditions of its residents at its developments. The CHA's new Admissions and Continued Occupancy Policy, lease, Pet Policy, and property-specific criteria are designed to provide safe, sanitary, and decent living conditions.
Coalition to Protect Public Housing	The CHA's FY 2004 draft Plan does not acknowledge the numerous studies that have been completed in the past year which have critiqued and made constructive recommendations to improve many of the CHA's programs and operations. Most troubling, the CHA has not addressed the findings released by Thomas Sullivan, whose thorough report was commissioned by the CHA itself, which was highly critical of numerous aspects of the CHA's plan. The FY2004 plan should be more than a mere public relations piece for the CHA.	<p>The Annual Plan for Transformation is required by federal regulations and advises HUD and the public of the CHA's activities for the upcoming year. The CHA has included all required elements in its plan. See Appendix 2: Crosswalk for a list of these required elements and where they can be found in the Annual Plan FY2004.</p> <p>The CHA and CAC meet regularly with the Independent Monitor to discuss relocation progress. The CHA has implemented many of the Independent Monitor's recommendations.</p>
Coalition to Protect Public Housing	CHA residents have a right to remain in their redeveloped communities and accountability that clearly states tenant and management responsibilities. Since 1999 the term "lease compliant" has been defined and redefined, but residents have faced increasingly tighter tenant rules and regulations despite deplorable conditions in many of the developments.	The CHA has improved and will continue to improve the living conditions of its residents at its developments. The CHA's new Admissions for Continued Occupancy Policy, Lease, and Pet Policy are designed to provide safe, sanitary, and decent living conditions.

Organization	Comment	CHA Response
National Center on Poverty Law	<p>Again this year, the pace of demolition has far exceeded the pace of new construction, thereby significantly harming CHA residents in the process.</p> <p>When it comes to replacing these homes, though, the Plan is simply not progressing. This year, the CHA has fallen even further behind in providing new and rehabilitated units to replace the units that it continues to demolish. The Draft Year 5 Plan reports that in developments slated to become "mixed-income," the CHA will have built only 910 total new public housing units by the end of FY 2003--80 fewer units than the CHA had projected for the same time period, and only 14.3% of the units needed to house the 6,346 families residing in those buildings as of October 1999. (Indeed, the 910 figure is generous, as it includes 36 new units at the Henry Horner Homes that were not ready for occupancy at the end of FY 2003.) Even by the end of Year 5, the CHA will have only completed 1,160 units, or only 18.3% of the total units needed to house these especially vulnerable families. Meanwhile, these families must wait in ill-maintained high-rise public housing, or in largely segregated neighborhoods through Section 8, or worse, will flee the system altogether and lose their right to a replacement unit.</p>	<p>The CHA determines its demolition schedule after evaluating many factors, including: the quality of life of residents living on or around the site; occupancy levels; cost of maintaining the units; resident and neighborhood safety; expiring grant funding; and redevelopment. The CHA periodically reviews the demolition schedule and may amend the schedule to allow additional time for relocation and to respond to resident concerns and changing circumstances. The CHA has also invested \$25 million in buildings that were not scheduled to close in the immediate future to improve the quality of life for those residents who remain in existing public housing units.</p> <p>The process of delivering new units is lengthy and complex, involving planning, infrastructure improvements, site preparation, and construction.</p> <p>The redevelopment and rehabilitation of units requires the temporary relocation of CHA residents. The CHA relocates residents when it is determined that buildings need to close to further rehabilitation and redevelopment. Per the Relocation Rights Contract, all families in occupancy on 10/1/99, who remain lease compliant, are allowed to choose where they to relocate and they retain a right to return to a public housing unit. The CHA keeps residents advised of their housing options with Relocation Planning Meetings, Development Planning Meetings, Housing Choice Survey Clinics, and individual meetings with Relocation Department and Housing Choice Voucher Program staff.</p>
National Center on Poverty Law	The CHA fell short of its goal of rehabbing 5,845 units in FY 2003, finishing only 3,680 units over the course of the year. Moreover, the CHA still has yet to deliver any of the 3,233 rehabilitated or redeveloped units promised in the Plan.	The CHA began its rehabilitation program with its Scattered Site and Senior Units. Significant progress has been made with respect to delivering units in both of these programs. Of these units, 6,284 were rehabilitated by the end of FY2002. The CHA projects that 9,776 rehabilitated units will be completed by the end of FY2003. The CHA is also making progress in the Family Rehabilitation Program.
National Center on Poverty Law	Displaced families face the direct or indirect consequences of this discrepancy between demolition and reconstruction. Desperate families are being encouraged to switch their Housing Choice Survey preferences from temporary to permanent Section 8 vouchers.	The CHA has and continues to encourage residents to exercise their contractual right to choose both their temporary and permanent housing choices. Residents exercise these choices on their Housing Choice Surveys, which they have the option to modify.
National Center on Poverty Law	The Plan is still re-segregating public housing families into very low income neighborhoods with predominantly black residents under the Section 8 program.	The CHA remains committed to deconcentrating poverty. The CHA conducts landlord outreach to increase the number of units available with a particular focus on low-poverty neighborhoods. Residents are also encouraged to consider living in Opportunity Areas. The CHA provides counselors to help participants who express an interest in moving to Opportunity Areas.
National Center on Poverty Law	The Service Connector Program is greatly overburdened and has failed to provide the needed assistance and vital social services to families affected by the Plan for Transformation.	Services will be provided for all public housing residents and relocatees. The CHA estimates that it will spend \$20 million in FY2004 for these services, a significant increase from prior years.
National Center on Poverty Law	The CHA enforces a policy of secrecy by disregarding Freedom of Information Act requests for basic information intended to help residents enforce their statutory rights.	The CHA receives numerous Freedom of Information Act requests and is committed to responding to them appropriately.
National Center on Poverty Law	The CHA should track residents who have rights under the Relocation Rights Contract as they enter and exit the public and private subsidized housing systems, and disclose aggregate information in order to help residents enforce those rights.	The CHA does track residents as they relocate into public and private subsidized housing systems. One of the functions of the independent monitor is to report on the CHA's tracking system.

Organization	Comment	CHA Response
National Center on Poverty Law	The Plan for Transformation does not explain how the CHA plans to provide adequate three-, four-, and five-bedroom units to fulfill its contractual duties. The CHA must explain how it plans on building sufficient large units to satisfy its Moving to Work Agreement requirement in light of the large number of one- and two-bedroom units that are slated for the mixed-income redevelopment. We request that the CHA announce its plans for large families immediately so that they can more fully understand their options.	The CHA will provide units with adequate bedroom sizes to accommodate its families in the redeveloped and rehabilitated categories. The developer and CHA determine bedroom-size needs based on the Housing Choice Survey results. The CHA is aware of the bedroom size needs of its residents and will continue to obtain the appropriate size and number of units to house those families who were lease compliant on 10/01/99 as development plans for the remaining phases are created.
National Center on Poverty Law	There continues to be disturbing lack of meaningful resident participation in the Plan for Transformation, with secret Working Group sessions and meaningless public hearings.	<p>The CHA complies with the 24 CFR 903.7 as it relates to resident and public participation in the Plan for Transformation.</p> <p>Working Groups are established to assist in the redevelopment and rehabilitation efforts at CHA properties and generally consists of 7 members including 2 residents chosen by the LAC. The Working Group meetings are regularly scheduled and generally convened on site. The Working Groups hold certain public meetings that are open to all residents and the public at large. It is at these meetings that residents and the public can provide additional input and information regarding the development plans. The CHA's public hearings comply with the appropriate federal regulations.</p>

# Appendix 11: Certifications

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## CHA Certifications of Compliance with MTW Plan Requirements and Related Regulations

### Board Resolution to Accompany the MTW Plan

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

Acting on behalf of the Board of Commissioners of the Chicago Housing Authority (CHA), as its Chairman, I approve the submission of the MTW Plan for the CHA fiscal year beginning 2004, (hereinafter referred to as the "Plan" (of which this document is a part)) and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and the implementation thereof:

1. *The CHA held a public hearing regarding the Plan.*
2. The CHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.
3. *With respect to the CHA's policy for site-based waiting lists, the CHA certifies that:*
  - *The CHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);*
  - *The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;*
  - *Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;*
  - *The CHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;*
  - *The CHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7.*
4. *If the Plan includes an annual submission of rent policies to HUD, the CHA certifies that:*
  - *The CHA Board approves of this policy and has approved the required analysis of the impact of such policy specified in Article I, Section I of the MTW Agreement and*
  - *The CHA is in compliance with all provisions of that section.*

5. The CHA PHDEP Plan is consistent with and conforms to the "Plan Requirements" and "Grantee Performance Requirements" as specified in 24 CFR 761.21 and 761.23 respectively and the CHA will maintain and have available for review/inspection (at all times) records or documentation of the following;
  - Baseline law enforcement services for public housing developments assisted under the PHDEP plan;
  - Partnership agreements(indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;
  - Coordination with other law enforcement efforts;
  - Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and
  - All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.
6. The CHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
7. The CHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
8. The CHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Person, and with its implementing regulations at 24 CFR Part 135.
9. The CHA has submitted with the Plan a certification with regard to a drug free workplace required by CFR Part 24, Subpart F.
10. The CHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
11. The CHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The CHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

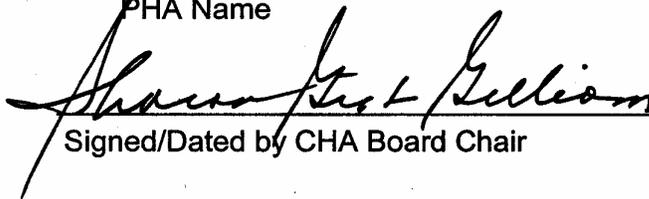
13. The CHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
14. With respect to public housing, the CHA will comply with Davis- Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act, of 1937 and the Contract Work Hours and Safety Standards Act.
15. The CHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The CHA will comply with the Lead- Base Paint Poisoning Prevention Act and 24 CFR Part 35.
17. The CHA will comply with the policies, guidelines, and requirements of OMB Circular No.A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. *The CHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and the MTW Agreement executed by the CHA and HUD and will utilize funds made available under the Capital Fund, Operation Fund and Section 8 tenant-based assistance only for activities that are allowable under applicable regulations as modified by the MTW Agreement and included in its Plan.*

Chicago Housing Authority

IL002

PHA Name

PHA Number



10/21/03

Signed/Dated by CHA Board Chair

**Certification of Payments  
to Influence Federal Transactions**

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

Applicant Name

Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding

Providing Housing To Low-Income Residents

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

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

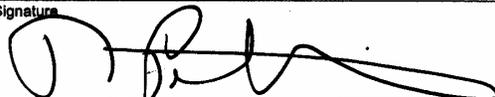
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this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

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

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

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

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

Name of Authorized Official  Terry Peterson	Title  Chief Executive Officer
Signature 	Date (mm/dd/yyyy)  10/31/03

Previous edition is obsolete

form HUD 50071 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

**Certification for  
a Drug-Free Workplace**

**U.S. Department of Housing  
and Urban Development**

Applicant Name

**Chicago Housing Authority**

Program/Activity Receiving Federal Grant Funding

**Providing Housing to Low-Income Residents**

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

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

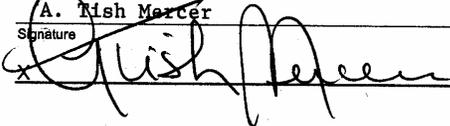
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

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

See attachment.

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

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

Name of Authorized Official <b>A. Tish Mercer</b>	Title <b>Director, Human Resources</b>
Signature 	Date <b>9.05.03</b>

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

## **Certification for a Drug-Free Workplace**

The following is a list of CHA Locations.

600 W. Jackson Blvd. Chicago, IL. 60661

4700 S. State St. Chicago, IL. 60615

833 W. 115<sup>th</sup> St. Chicago, IL. 60643

4859 S. Wabash Chicago, IL. 60615

500 E. 37<sup>th</sup> Street Chicago, IL. 60609

35 South Paulina Chicago, IL. 60612

200 W. Adams Chicago, IL. 60606

626 W. Jackson Blvd. Chicago, IL 60661

### **3.13 Drug and Alcohol Policy**

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

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

1. Upon CHA's making a conditional offer of employment.
2. Upon re-employment or return from any period of continuous absence of thirty calendar days or more.
3. In instances where the employee has been involved in an automobile accident during the course of employment, regardless of whether the automobile is a CHA vehicle or the employee's vehicle. The employee must submit to drug and alcohol testing as immediately after the accident as is practical under the particular circumstances, but in no event later than twenty-four hours after the accident.
4. In instances where the employee has suffered an alleged on-the-job injury. The employee must submit to drug and alcohol testing immediately after the accident or as soon as is practical under the particular circumstances, but in no event later than twenty-four hours after the accident.
5. In instances where the employee's supervisor has a reasonable suspicion that the employee is at work under the influence of drugs and/or alcohol.

Employees who occupy critical safety positions may be subject to random or periodic drug testing.

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



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CHICAGO HOUSING AUTHORITY

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September 29, 2003

**General Item No. 1**

**APPROVAL OF THE CHICAGO HOUSING AUTHORITY MOVING TO WORK  
ANNUAL PLAN FOR TRANSFORMATION FY2004 - YEAR 5**

To the Honorable Board of Commissioners

**RECOMMENDATION**

It is recommended that the Board of Commissioners approve the attached Chicago Housing Authority (CHA) Moving To Work (MTW) Annual "Plan for Transformation, Year 5" (Plan-Year 5) and that the Board of Commissioners Chairperson sign the "PHA Certifications of Compliance with Plan Requirements and Related Regulations."

**EXPLANATION**

On January 6, 2000, the Board of Commissioners of the CHA approved the agency's Plan for Transformation, calling for sweeping changes in the administration and operation of the CHA. The Plan for Transformation was approved by HUD and incorporated into a MTW Agreement, executed on February 6, 2000. The agreement was subsequently amended in February 2001, requiring CHA to produce and submit an MTW Annual Plan to HUD no less than 60 days prior to the start of CHA's fiscal year. The attached document represents the agency's MTW Annual Plan for FY2004.

The Plan-Year 5 marks a continuation of the original Plan and does not contain any significant deviations. Rather, it details the steps necessary to achieve the original Plan's stated goals.

In order to ensure community and resident input, the CHA held a public comment period from September 15<sup>th</sup> to October 14<sup>th</sup>, 2003. A public hearing was held on September 30, 2003 at the Harold Washington Library Auditorium. All comments received during the public comment period have been considered.

Based upon the foregoing, it is in the best interest of the CHA to approve the MTW Plan-Year 5 and sign the "PHA Certifications of Compliance with MTW Plan Requirements and Related Regulations".

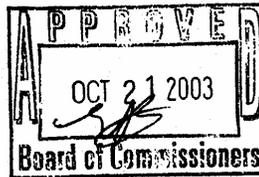
~~626 West Jackson Blvd. Chicago, Illinois 60661 • Tel. (312) 441-8476 • Fax (312) 441-0846~~

**RESOLUTION NO. 2003-CHA-156**

**WHEREAS,** the Board of Commissioners have reviewed the Board Letter dated September 19, 2003 requesting approval of the CHA, Moving to Work Annual Plan for Transformation FY2004 – Year 5" and that the Board of Commissioners Chairperson sign the "PHA Certifications of Compliance with MTW Plan Requirements and Related Regulations", attached hereto

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners approves the attached CHA Plan-Year 5 and the "PHA Certifications of Compliance with MTW Plan Requirements and Related Regulations", and grant authorization to submit it to the U.S. Department of Housing and Urban Development.



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# Appendix 12: Submissions for Receipt of Funds

## CHICAGO HOUSING AUTHORITY FY2004 MTW OPERATING SUBSIDY SCHEDULE

			<u>2004</u>
FY2003 MTW AEL			490.92
multiply by simplified delta ( 1/2 percent )			<u>1.005</u>
<b>Subtotal</b>			493.37
multiply by local Inflation Factor ( 1.023 )			<u>1.023</u>
<b>2004 MTW AEL</b>			<b>504.72</b>
	<u>Units</u>	<u>UMA</u>	
<b>Total Authority Units</b>	<b>28,736</b>	<b>344,836</b>	
add: Existing Mixed Income Units*	298	3,576	
add: New Mixed Income Units**	156	1,872	
<b>Sub-Total</b>	<b>29,190</b>		<b>350,284</b>
<b><u>FY2004 Adjustments for demolition:</u></b>			
Less: 1st quarter demolitions (594 units * 9)	594	(5,346)	
Less: 2nd quarter demolitions (362 units * 6)	362	(2,172)	
Less: 3rd quarter demolitions (595 units * 3)	595	(1,785)	
<b>Total reduction in units (UMAs)***</b>	<b>1,551</b>		<b>(9,303)</b>
Projected FY2004 Unit Months Available			<u>340,981</u>
multiply by units months times the FY2004 AEL			172,099,930
Add: Phase III Energy Service Agreement			<u>1,561,037</u>
			<b>\$ 173,660,967</b>

\*The amount is based on units listed in CCS as currently on-line and units that are estimated to come on-line by December 2003 based on Development Management's Unit Production Schedule.

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

\*\*\*Units demolitions for FY2004 based on information obtained from Capital Construction

Board Approved 10-07-03

# PHA Plan Table Library

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

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

Capital Fund Grant Number IL06P00250103 FFY of Grant Approval: (2003)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	79,114,997
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>79,114,997</b>
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Signature:**

# PHA Plan Table Library

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12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	19,988,108
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	19,988,108
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Signature:**

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

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

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

**Section 1**

a) Name and Address of Public Housing Agency Chicago Housing Authority 626 W. Jackson Blvd. Chicago, IL. 60661					b) Budget Submission to HUD required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
d) No. of HA Units 29,034					e) Unit Months Available (UMAs) 340,981	
f) Subject FYE 12/31/2004		g) ACC Number C-1014		h) Operating Fund Project Number I   L   0   0   2   0   0   1   9   9   D		
i) DUNS Number						

**Section 2**

Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)
<b>Part A. Allowable Expenses and Additions</b>			
01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	490.92	
02	Part A, Line 01 multiplied by .005	2.45	
03	Delta from form HUD-52720-B, if applicable (see instructions)		
04	"Requested" year units from latest form HUD-52720-A (see instructions)		
05	Add-ons to allowable expense level from previous fiscal year (see instructions)		
06	Total of Part A, Lines 01, 02, 03 and 05	493.37	
07	Inflation factor	1.023	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	504.72	
09	Transition Funding		
10	Increase to AEL		
11	Allowable utilities expense level from form HUD-52722-A		
12	Actual PUM cost of Independent Audit (IA) (Through FYE )		
13	Costs attributable to deprogrammed units		
14	<b>Total Allowable Expenses and Additions (Sum of Part A, Lines 08 thru 13)</b>	504.72	
<b>Part B. Dwelling Rental Income</b>			
01	Total rent roll (as of / / )	\$	
02	Number of occupied units as of rent roll date		
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 + Line 02)		
04	Average monthly dwelling rental charge per unit for prior budget year		
05	Average monthly dwelling rental charge per unit for budget year 2 years ago		
06	Three-year average monthly dwelling rental charge per unit ((Part B, Line 03+Line 04+Line 05)+ 3)		
07	50/50 Income split ((Part B, Line 03 + Line 06) + 2)		
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)		
09	Rental income adjustment factor	1.	1.
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)		
11	Projected occupancy percentage from form HUD-52728	%	%
12	<b>Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)</b>		
<b>Part C. Non-dwelling Income</b>			
01	Other income		
02	<b>Total operating receipts (Part B, Line 12 plus Part C, Line 01)</b>		
03	<b>PUM deficit or (Income) (Part A, Line 14 minus Part C, Line 02)</b>	504.72	
04	<b>Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)</b>	172,099,930	

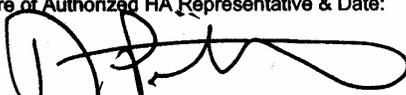
Project Number:

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
<b>Part D. Add-ons for changes in Federal law or regulation and other eligibility</b>			
01	FICA contributions		
02	Unemployment compensation		
03	Family Self Sufficiency Program		
04	Energy Add-On for loan amortization	1,561,037	
05	Unit reconfiguration		
06	Non-dwelling units approved for subsidy		
07	Long-term vacant units		
08	Phase Down for Demolitions		
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)		
10	Employee Units		
11	Police Units		
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)		
13	Funding for Resident Participation (Part D, Line 12 x \$25)		
14	Other approved funding, not listed (Specify in Section 3)		
15	<b>Total add-ons</b> (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)		
<b>Part E. Calculation of Operating Subsidy Eligibility Before Adjustments</b>			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)	173,660,967	
02	Actual cost of Independent Audit (IA)		
03	<b>Operating subsidy eligibility before adjustments</b> (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))	173,660,967	
<b>Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)</b>			
01	Utility Adjustment for Prior years		
02	Additional subject fiscal year operating subsidy eligibility (specify)		
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
04	HUD discretionary adjustments		
05	Other (specify)		
06	Other (specify)		
07	Unfunded portion due to proration	( )	( )
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)		
09	<b>Operating subsidy approvable for subject fiscal year</b> (total of Part E, Line 03 and Part F, Line 08)	173,660,967	
<b>HUD Use Only (Note: Do not revise after the end of the subject FY)</b>			
10	Amount of operating subsidy approvable for subject fiscal year not funded		( )
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	<b>Funds obligated in subject fiscal year</b> (sum of Part F, Lines 09 thru 11) (Must be the same as line 890 of the Operating Budget, form HUD-52564, for the subject fiscal year) Appropriation symbol(s):		
<b>Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules</b>			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)	( )	( )
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	<b>Total amount due HUD to be collected in future fiscal year(s)</b> (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)		

Project Number:

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
<b>Part H. Calculation of Adjustments for Subject Fiscal Year</b>			
<b>This part is to be completed only after the subject fiscal year has ended</b>			
01	Indicate the types of adjustments that have been reflected on this form: <input type="checkbox"/> Utility Adjustment <input type="checkbox"/> HUD discretionary adjustment (Specify under Section 3)		
02	Utility adjustment from form HUD-52722-B		
03	Deficit or (Income) after adjustments (total of Part E, Line 01 and Part H, Line 02)		
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)		
05	Part E, Line 03 of latest form HUD-52723 approved during subject FY (Do not use Part E, Line 03 of this revision)		
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)		
07	Utility adjustment (enter same amount as Part H, Line 02)		
08	Total HUD discretionary adjustments (Part H, Line 06 minus Line 07)		
09	Unfunded portion of utility adjustment due to proration		
10	Unfunded portion of HUD discretionary adjustment due to proration		
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)		
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)		
<b>Section 3</b>			
Remarks (provide part and line numbers)			

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

Signature of Authorized HA Representative & Date: X 	Signature of Authorized Field Office Representative & Date: X
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