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PHOTOGRAPHY CREDITS

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MESSAGE FROM THE CHIEF EXECUTIVE OFFICER

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Chairperson

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Hallie Amey
Earnest Gates
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Carlos Ponce
Mary E. Wiggins
Sandra Young

Terry Peterson
Chief Executive Officer

Adrienne G. Minley
Chief of Staff

Gail A. Niemann
General Counsel

In FY1999, the Chicago Housing Authority (CHA) began transforming the face of Chicago's public housing by implementing its ten-year Plan for Transformation (Plan), a blueprint that aims to dramatically improve living conditions for public housing residents. Approved by the United States Department of Housing and Urban Development (HUD) in February 2000, the Plan's vision is to redevelop or rehabilitate 25,000 units of public housing, located in thriving communities that anyone would be proud to call home.

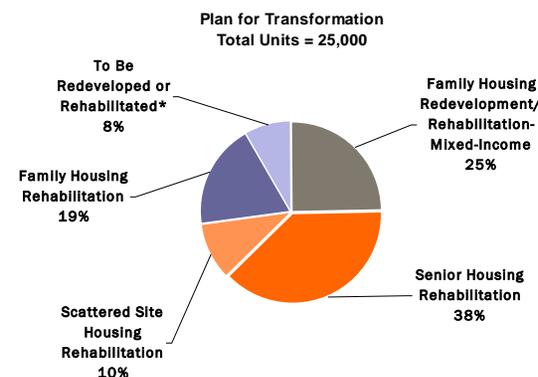
As we embark upon the Plan's sixth year, the CHA continues to work diligently to create, provide, and maintain safe, decent, quality housing for Chicago's low-income families. In FY2005, we will surpass the midway point, with over half of the units promised under the Plan completed. Additionally, we will focus our efforts even more on preparing residents to return to newly-built mixed-income communities and ensure that they have every opportunity to succeed there.

The Plan has already made considerable progress. By the end of FY2004, we will have completed 89% of the senior units scheduled for rehabilitation under the Plan and 1,639 mixed-income units. Additionally, we have helped expand housing choices for public housing families, who now have the opportunity to rent in the private real estate market through the Housing Choice Voucher (HCV) program. Furthermore, by collaborating with the City of Chicago, along with private and not-for-profit organizations, the Plan has sparked considerable investment in the areas surrounding CHA properties – such as upgrading public infrastructure, adding new public amenities, and increasing private residential and commercial investment.

Through the Plan's implementation, the CHA continues to establish and maintain partnerships with City of Chicago agencies and social service providers to provide residents with a wide range of supportive services, including employment and job training assistance, drug abuse counseling, and guidance in becoming and remaining lease-compliant. As Chicago's public housing families move to improved housing, they also have access to services that will help them gain the skills and resources they need to support themselves long-term.

In addition to improving the housing conditions and helping residents overcome barriers to their long-term success, the Plan also holds the CHA accountable to high-quality operational standards and long-term reform, in order to ensure reliable, efficient operations. In FY2000, the Plan laid the groundwork for the CHA to make significant financial reforms; to eliminate operational and programmatic redundancies by consolidating resources with the City of Chicago; and to privatize property management while enforcing high standards. The CHA continues its efforts to streamline its own administration so that our funds can go directly towards serving Chicago's public housing families.

As the largest revitalization project in the nation, the CHA has encountered many obstacles and successes along the way. Although the successes are visibly changing the appearance, quality, and culture of Chicago's public housing, the obstacles have demonstrated that this cannot be done without the continued support of HUD, the City of Chicago, private businesses, community leaders, and residents throughout the city. All parties must invest the time and resources necessary to accomplish the far-reaching goals of transforming public housing from a place of widespread poverty and crime to a place filled with hope and opportunity for public housing families. During the Plan's sixth year, the CHA will continue to work diligently to deliver newly built and rehabilitated units, facilitate resident relocation with the utmost sensitivity and respect, and connect residents with those opportunities that will help them ultimately move towards economic and social self-sufficiency. I look forward to another successful year.



*Revitalization plans for these properties have not yet been finalized by their respective working group.

Sincerely,

Terry Peterson, Chief Executive Officer
Chicago Housing Authority

Office of Development Management

William Little, Managing Director

Carl Byrd, Director

312.742.8300

Capital Construction

Richard L. Rodriguez, Managing Director

August Chidichimo, Director

312.742.5700

SCATTERED SITES NORTH CENTRAL ALTGELD GARDENS SENIOR HOUSING SOUTH SCATTERED SITES NORTH EAST BRIDGEPORT HOMES
SENIOR HOUSING NORTH SCATTERED SITES SOUTH WEST DEARBORN HOMES SENIOR HOUSING CENTRAL SCATTERED SITES WEST
SCATTERED SITES SOUTH EAST HAROLD ICKES HOMES LATHROP HOMES LAWDALE GARDENS LECLAIRE COURTS EXTENSION LOWDEN
THE PHILLIP MURRAY HOMES PARKLAND TOWERS RUBEN BULLOCK PARK HOMES WEST NORTH BRIDGEPORT LEGGARDS SOUTH GRACE BLOTT
HOME BEATRICE FRANKS HOME PARK EXTENSION ALTAIR MARY HOMES FRANCIS CABRINI HOMES AND EXTENSION WILLIAM GREEN
HOME HENRY HORNER HOMES LUKE MINGALE HOMES MADDEN PARK HOMES IDA LEVELL'S HOMES JAMES EXTENSION CLARENCE DUNN
HOMES ROBERT TAYLOR HOMES ROCKWELL GARDENS STATEWAY GARDENS WASHINGTON PARK HOMES ROOSEVELT SQUARE DOMAIN
LUCAS COTTAGE COLLEGE EAST RIVER VILLAGE CANTON VILLES VES ORCHARD PARK MOHAWK NORTH RENAISSANCE NORTH MOHAWK
HIGHLAND SQUARE CENTRUM ILLINOIS NORTH RAYMOND M. HANCOCK CENTER WESTHAVEN PARK LAKEFRONT REPLACEMENT
HOUSING LAKEVIEW LESLIE HUTCHINSO'S 17 JACOBSON BOULEVARD WOOD SHORES THE LANGSTON QUINCY HOMES MOUNT
VERNON ARCHER COURTS THE PERSHING PARK BOULEVARD ST. EDMUND'S MEADOWS PRAIRIE COURTS EXTENSION SOUTH PARK PLAZA
DEARBORN HOMES SENIOR HOUSING SOUTH ALTGELD GARDENS ROCKWELL GARDENS DO YOU HAVE A VISION FOR CHANGE?

TRANSFORMING CHICAGO'S PUBLIC HOUSING

1



TRANSFORMING CHICAGO'S PUBLIC HOUSING

The Plan for Transformation is an historic undertaking that, when complete, will provide Chicago public housing residents with revitalized, high-quality homes. In FY1999, HUD asked the CHA to examine its existing housing stock to determine which public housing developments were not viable and required demolition to make room for new homes (redevelopment sites) and which developments were viable but required extensive construction work to provide suitable living conditions (rehabilitation sites). The CHA created the Plan for Transformation (Plan) and committed to redeveloping or rehabilitating a total of 25,000 public housing units for Chicago's low-income families. Now, as the CHA prepares for the sixth year of the Plan, extensive progress towards this 25,000 unit goal is visible. By the end of FY2005, the CHA plans to complete 57.8% (14,450) of the 25,000 units.

FY2005 Annual Plan Unit Completion			
Development Category	Units Delivered Through FY2004*	Projected Unit Completion FY2005	Cumulative Total Number of Public Housing Units Through FY2005*
Family Housing Redevelopment/Rehabilitation-Mixed-Income	1,639	275	1,914
Senior Housing Rehabilitation	8,426	380	8,806
Scattered Site Housing Rehabilitation	2,494	49	2,543
Family Housing Rehabilitation	479	708	1,187
Total Number of Public Housing Units	13,038	1,412	14,450
Cumulative Total Percentage of 25,000 Units	52.2%	5.6%	57.8%

**Includes units projected by year end FY2004.*

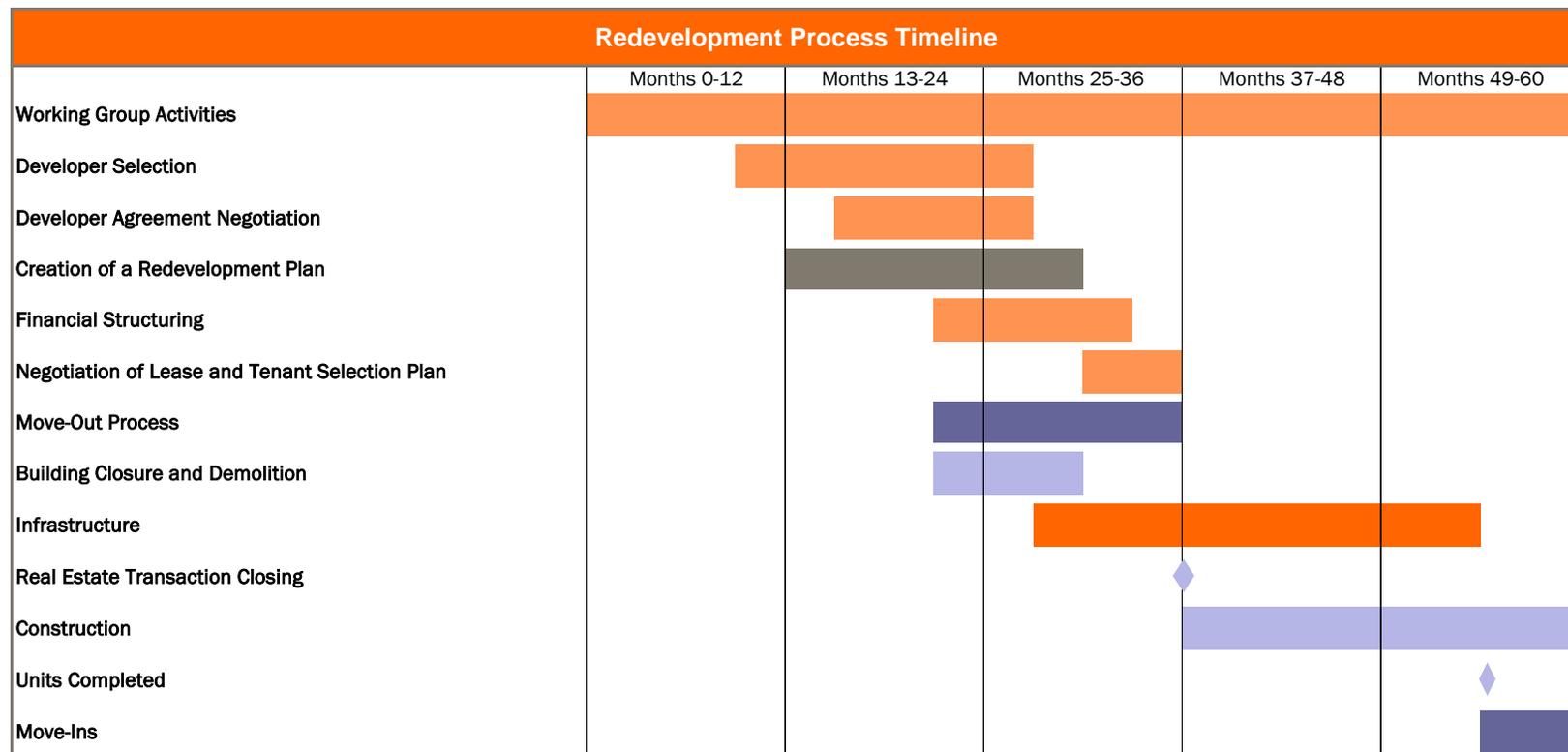
Unit Completion Schedule											
Category	Development Name	Occupancy 10/1/99		Public Housing Unit Completion Schedule							Total Units by the End of Plan for Transformation
		Existing Units	Occupied Units	Actual Units Delivered through FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	
Family Housing Redevelopment/ Rehabilitation- Mixed-Income											
Family Housing Redevelopment- Mixed-Income											
1	ABLA Homes	3,235	1,079	329	0	118	7	287	358	368	1,467
1	Francis Cabrini Extension North	926	152	186	58	10	0	136	157	153	700
1	Governor Henry Horner Homes	1,743	682	561	79	0	34	23	47	80	824
1	Lakefront Replacement Housing	0	0	121	62	3	65	80	55	55	441
5B	Rockwell Gardens	1,136	439	0	20	0	57	0	85	102	264
5B	Stateway Gardens	1,644	689	0	0	27	100	83	0	229	439
1 & 5B	Robert Taylor Homes	3,784	1,559	56	0	54	83	256	169	233	851
1	Madden Park /Ida B. Wells Homes and Extension/ Clarence Darrow Homes	2,891	1,426	0	0	63	0	343	241	253	900
Family Rehabilitation- Mixed-Income											
1	Raymond M. Hilliard Center	710	307	94	59	0	152	0	0	0	305
1	Washington Park/St. Edmund's Meadows	56	13	0	14	0	0	0	0	0	14
TOTAL: Family Housing Redevelopment/ Rehabilitation- Mixed-Income		16,125	6,346	1,347	292	275	498	1,208	1,112	1,473	6,205
Senior Housing Rehabilitation											
2	Phases I - IV	-	-	7,426	1,000	380	0	0	0	0	8,806
2	Phase V: Larabee	-	-	0	0	0	0	0	0	0	0
2	Phase VI: Flannery, Briton/Budd, Pomeroy, Kenmore	-	-	0	0	0	0	0	0	0	0
TOTAL: Senior Housing Rehabilitation		9,480	8,044	7,426	1,000	380	0	213	213	214	9,446
Scattered Site Housing Rehabilitation											
3	Scattered Sites North Central, Northeast, Southeast, Southwest, and West	2,904	2,382	2,405	71	49	0	0	0	0	2,525
4	Cabrini-Lincoln	18	18	18	0	0	0	0	0	0	18
TOTAL: Scattered Site Housing Rehabilitation		2,922	2,400	2,423	71	49	0	0	0	0	2,543
Family Housing Rehabilitation											
5A	Altgeld Gardens and Phillip Murray Homes	1,998	1,713	0	25	195	500	500	500	278	1,998
4	Bridgeport Homes	155	136	15	10	40	42	0	0	0	107
4	Francis Cabrini Rowhouses	586	466	0	0	0	125	200	261	0	586
4	Lake Parc Place	300	235	21	279	0	0	0	0	0	300
4	Lawndale Gardens	128	120	0	0	30	98	0	0	0	128
4	LeClaire Courts Extension	300	270	0	0	0	25	115	160	0	300
4	Lowden Homes	128	115	5	44	77	0	0	0	0	126
5A	Trumbull Park Homes	486	382	0	80	156	152	46	0	0	434
4	Washington Park Low-Rises	488	226	0	0	80	130	122	36	0	368
4	Wentworth Gardens	422	386	0	0	130	121	93	0	0	344
TOTAL: Family Housing Rehabilitation		4,991	4,049	41	438	708	1,193	1,076	957	278	4,691
To Be Redeveloped or Rehabilitated											
To Be Redeveloped											
5B	Francis Cabrini Extension South/William Green Homes/1230 N. Burling	1,699	1,130	0	0	0	0	0	0	0	0
4	Lawndale Complex	187	1	0	0	0	0	0	0	0	0
5B	Randolph Towers	155	137	0	0	0	0	0	0	0	0
5B	Washington Park High-Rises	468	192	0	0	0	0	0	0	0	0
To Be Rehabilitated											
5A	Dearborn Homes	800	603	0	0	0	0	0	0	0	0
5A	Harold Ickes Homes	1,006	823	0	0	0	0	0	0	0	0
To Be Rehabilitated or Redeveloped (Undecided)											
	Lathrop Homes	925	747	0	0	0	0	0	0	0	0
TOTAL: To Be Rehabilitated or Redeveloped		5,240	3,633	0	0	0	0	705	705	705	2,115
GRAND TOTALS											
TOTAL NUMBER OF PUBLIC HOUSING UNITS				11,237	1,801	1,412	1,691	3,202	2,987	2,670	25,000
CUMULATIVE TOTAL NUMBER OF PUBLIC HOUSING UNITS				11,237	13,038	14,450	16,141	19,343	22,330	25,000	N/A
CUMULATIVE TOTAL PERCENTAGE OF 25,000				44.9%	52.2%	57.8%	64.6%	77.4%	89.3%	100.0%	N/A

Public Housing Unit Construction Schedule			
Category	Development Name	Units Under Construction FY2004	Units Under Construction FY2005
Family Housing Redevelopment/ Rehabilitation- Mixed-Income			
1	ABLA Homes	125	125
1	Francis Cabrini Extension North	68	10
1	Governor Henry Horner Homes	113	34
1	Lakefront Replacement Housing	92	78
5B	Rockwell Gardens	20	57
5B	Stateway Gardens	27	127
1 & 5B	Robert Taylor Homes	54	137
1	Madden Park /Ida B. Wells Homes and Extension/ Clarence Darrow Homes	63	126
Family Rehabilitation- Mixed-Income			
1	Raymond M. Hilliard Center	59	152
1	Washington Park/St. Edmund's Meadows	14	0
TOTAL: Family Housing Redevelopment/ Rehabilitation- Mixed-Income		635	846
Senior Housing Rehabilitation			
2	Phases I - IV	1,000	380
2	Phase V: Larabee	0	0
2	Phase VI: Flannery, Briton/Budd, Pomeroy, Kenmore	0	0
TOTAL: Senior Housing Rehabilitation		1,000	380
Scattered Site Housing Rehabilitation			
3	Scattered Sites North Central, Northeast, Southeast, Southwest, and West	71	49
4	Cabrini-Lincoln	0	0
TOTAL: Scattered Site Housing Rehabilitation		71	49
Family Housing Rehabilitation			
5A	Altgeld Gardens and Phillip Murray Homes	25	195
4	Bridgeport Homes	10	40
4	Francis Cabrini Rowhouses	0	0
4	Lake Parc Place	279	0
4	Lawndale Gardens	0	30
4	LeClaire Courts Extension	0	0
4	Lowden Homes	44	77
5A	Trumbull Park Homes	80	156
4	Washington Park Low-Rises	0	80
4	Wentworth Gardens	0	130
TOTAL: Family Housing Rehabilitation		438	708
To Be Redeveloped or Rehabilitated			
To Be Redeveloped		0	0
5B	Francis Cabrini Extension South/William Green Homes/1230 N. Burling	0	0
4	Lawndale Complex	0	0
5B	Randolph Towers	0	0
5B	Washington Park High-Rises	0	0
To Be Rehabilitated		0	0
5A	Dearborn Homes	0	0
5A	Harold Ickes Homes	0	0
To Be Rehabilitated or Redeveloped (Undecided)		0	0
4	Lathrop Homes	0	0
TOTAL: To Be Rehabilitated or Redeveloped		0	0
GRAND TOTALS			
TOTAL NUMBER OF PUBLIC HOUSING UNITS		2,144	1,983

FAMILY HOUSING REDEVELOPMENT/REHABILITATION AS MIXED-INCOME

In FY1999, the CHA established a number of goals in the Plan for Transformation for providing quality housing opportunities for public housing residents in mixed-income settings. Over the past five years, the CHA has made great progress towards completing these goals with 33 real estate transactions closed and more than 1,600 new units of public housing built in mixed-income communities. In FY2005, the CHA will take further steps towards completing these goals by closing an additional seven real estate transactions and creating 275 new public housing units in mixed-income communities for low-income individuals and families.

Although the CHA has streamlined its redevelopment process, it is nonetheless a lengthy progression of interdependent steps with overlapping timelines. While the redevelopment process for each site may vary slightly, the table below provides an overview of a typical project timeline.



Working Group

The first step in the redevelopment process is the creation of a working group, comprised of resident leadership, CHA staff, community partners, the Habitat Company, the Gautreaux Plaintiffs' Counsel, and the City of Chicago. A working group currently exists for each of the ten major mixed-income communities; during FY2005, they will continue to meet to ensure that redevelopment proceeds.

Developer Selection and Agreement Negotiation

Each mixed-income community developer is selected using the CHA's competitive procurement process. Requests for Proposals (RFP) for developers are distributed nationally, and each developer is selected by the CHA and the working group. The selected developer must then sign a Master Development Agreement (MDA) that includes a description and timeline for the project, the CHA's responsibilities, and the developer's responsibilities. The MDA is put into effect after receiving approval from the CHA's Board of Commissioners (Board), the Habitat Company, and HUD.

Through hard work with resident leaders and a deep understanding of residential needs, Brinshore Development hopes to bring communities to life that will resemble typical Chicago neighborhoods instead of residential campuses. "In the near future, we foresee the newly-developed communities and their surrounding areas as healthy, happy, and safe."

- Rick Sciortino, Brinshore Development, LLC

Redevelopment Plan

The developer, in conjunction with the CHA and the working group, creates a comprehensive redevelopment site plan for each new mixed-income community. The site plan illustrates the building and land uses proposed for the site, including architectural drawings of the new buildings, proposed street grids and utility networks, major landscaping features, community spaces, parking areas, as well as the total number of units (public housing, affordable, and market-rate) to be developed in the community. Some of the units are located on CHA-owned land (on-site), while others are located on parcels adjacent to or in the vicinity of the CHA land (off-site).



Developer, Peter Holsten, points out new features and amenities of Cabrini Extension North's redevelopment plan on a site model featured at the Chicago Historical Society.

Financial Structuring

Each mixed-income community demands a significant amount of financial support that comes from a variety of sources. Although the sources of financing vary, CHA funds are supplemented by private and public resources that may include tax credits, private mortgages, tax-exempt bonds, and HOPE VI awards. The complex nature of the financial structure, coupled with the significant effort required to create a new mixed-income community, causes the CHA and developer to divide the redevelopment process into phases and secure financing for each phase, rather than attempting to secure financing for the entire development at once. With the completion of each real estate closing, the CHA and developers' ability to secure financing for similar projects increases.

Negotiation of Lease and Tenant Selection Plan

Each mixed-income community has specific leases and admissions criteria for all residents who are interested in renting market-rate, affordable, and public housing units. These site-specific criteria are drafted by the CHA and developer and presented to the working group. Each draft document is then presented to the public during a 30-day public comment period. Residents and other interested individuals have the opportunity to review and provide comments on the documents before they are finalized and implemented.

In FY2004, the CHA Board of Commissioners approved the Minimum Tenant Selection Plan for Mixed-Income/Mixed-Finance Communities (MTSP). The MTSP will be used by working groups, the CHA, and the developers as a guide for creating site-specific tenant selection plans beginning in FY2004 and throughout FY2005.

Building Closure and Demolition

Before construction can begin on a site, the existing CHA-owned and occupied buildings often must be closed. The CHA focuses on educating residents about their temporary and permanent housing options and affording all residents a smooth transition from their current home to their temporary and permanent homes before closing a building. Buildings will neither be closed nor demolished until all leaseholding residents have been notified of the building closure and have successfully relocated to another public housing unit or to the private market using a Housing Choice Voucher.¹ (See Appendix 8: Proposed Demolition Schedule.) A description of the CHA's move-out process can be found in Chapter 3: Transitioning Families to New Communities.

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

Infrastructure

After the working group and developer agree on detailed redevelopment plans, the CHA collaborates with various City of Chicago Departments, Sister Agencies, and utility companies to create plans for new or upgraded infrastructure and public facilities. The infrastructure improvements needed depend on the site but often include upgrades to sewer lines, new public parks, public schools, and police stations, as well as the incorporation of streets into the Chicago street grid.



City of Chicago workers conduct infrastructure improvements to the sewer lines at Stateway Gardens.

Real Estate Transaction Closing

Once financing for a phase of redevelopment is secured, the CHA and developer prepare to close the real estate transaction. The closing signifies that HUD approved the legal documents, that financial papers and planning documents are fully executed, and that an adequate source of funding for the phase of redevelopment is available. Construction may finally begin after the closing.

Planned FY2005 Mixed-Income Communities' Real Estate Transaction Closings	
Original CHA Development Name	New Mixed-Income Community Name
Francis Cabrini Extension North	Village North Phase 1
Francis Cabrini Extension North	River Village South
Governor Henry Horner Homes	Westhaven Phase 2B Rental
Lakefront Replacement Housing	Lake Park Crescent Phase 1B For Sale
Madden Park Homes/Ida B. Wells Homes and Extension/Clarence Darrow Homes	Oakwood Shores Phase 1B
	Fountainview
Scattered Site	(Douglas and Independence Boulevards)

Construction and Move-In

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

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

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

Francis Cabrini Extension North

Raymond M. Hilliard Center

Governor Henry Horner Homes

Lakefront Replacement Housing

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

Robert Taylor Homes

Rockwell Gardens

Stateway Gardens



The Chicago Historical Society curated a special exhibit of the CHA's Plan for Transformation in FY2004, featuring models of the new mixed-income communities. Viewing the models are Sharon Gist Gilliam, Chairperson of the CHA Board of Commissioners, the Honorable Richard M. Daley, Mayor of Chicago, Terry Peterson, Chief Executive Officer of the CHA (above) and CHA staff (below).



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

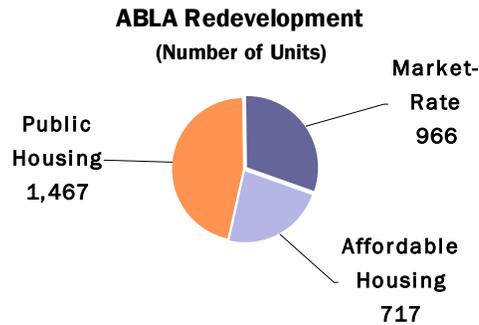
Street Boundaries: Cabrini/Blue Island/16th/Ashland

ABLA is made up of five different public housing developments stretching across 37 blocks of land on the city’s near west side. Phase I of ABLA’s comprehensive redevelopment plan includes both residential and commercial development that will result in a new community named Roosevelt Square.

The first phase of Roosevelt Square’s construction began in FY2004 and will continue into FY2005. This phase includes 181 rental units, of which 125 will be reserved for public housing families. Roosevelt Square will include townhouses, flats, and courtyard-style buildings that are located along newly created streets. Near the site, the Roosevelt Square Taylor Street stores will open in FY2005, with 20,000 square feet of retail space and parking.



Roosevelt Square



ABLA Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2004*	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
1,467	329	125	118	7	287	358	368

*Includes units projected by year end FY2004.

In addition to the CHA's redevelopment plans, private and public investments being made in and around ABLA and near the University of Illinois at Chicago are having a positive impact on the neighborhood. Single- and multi-family private housing developments are under construction in the vicinity such as the conversion of the former South Water Market buildings into a large condominium complex called University Commons. Public investment includes the creation of new ball fields at the Fosco Park Community Center, which was completed in FY2004, and new fire and police stations near Roosevelt Square.



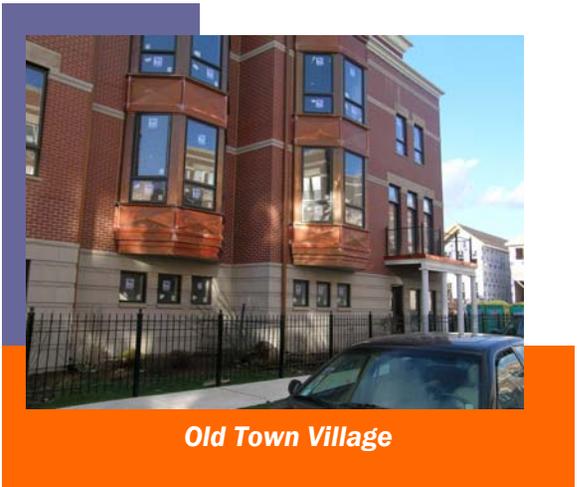
Mixed-use buildings will be built along some of the streets at Roosevelt Square. The public at-large will be able to enjoy retail commercial space on the first floor, while residential units (public housing, affordable, and market-rate) will be upstairs.

FRANCIS CABRINI EXTENSION NORTH
 Street Boundaries: Clybourn/Larrabee/Division/Oak

Within the thriving Old Town neighborhood, the CHA and its partners are creating on-site and off-site housing that maintains the community’s character. The homes will be in mixed-income developments near a number of restaurants, retail establishments, and schools. Residents of the mixed-income communities will also have ready access to public transportation and the Chicago Park District’s Seward Park. In FY2005, the redevelopment of Francis Cabrini Extension North will be underway at four mixed-income communities: Old Town Village East and West, Village North, and River Village South.

Old Town Village East and West

In FY2002, construction began on 66 public housing units in Old Town Village. Construction will conclude in FY2005 when the final ten units are delivered at Old Town Village East and Old Town Village West. Old Town Village East, on the north side of Division Street, just across from Seward Park, will have 28 units of public housing in walk-ups and a mid-rise condominium building. Old Town Village West, on the south side of Division Street and across from William Green Homes, will have 38 public housing units in various three-flat condominium buildings. Some unit features will include contemporary kitchen cabinets and appliances, ceramic tiled kitchens and bathrooms, and in-unit laundry hook-ups.



Old Town Village

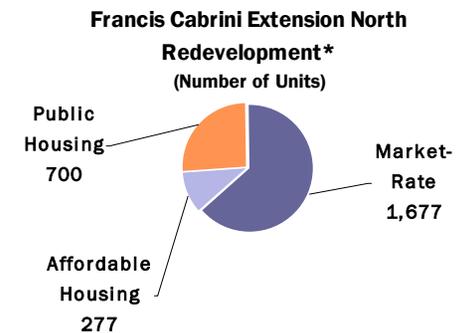
Many units will also have iron railings, parking, and extensive exterior landscaping.

Francis Cabrini Extension North Public Housing Unit Delivery Plan*

Total Planned Units	Units Delivered Through FY2004**	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
700	244	10	10	0	136	157	153

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

**Includes units projected by year end FY2004.



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

Village North

The CHA will close the real estate transaction for the first of four construction phases at Village North near the end of FY2005. This first phase will deliver 52 of a total of 195 public housing units. Initial construction activities include street and sewer improvements by the Chicago Departments of Transportation and Water, and plans are being drafted to upgrade the utility infrastructure. The first units will be delivered in FY2007, at which point the CHA will begin to lease the units to eligible residents.

River Village South

In FY2005, the CHA plans to acquire 18 units in the 89 unit community known as River Village South as part of the CHA's commitment to return 700 public housing units to the Francis Cabrini Extension North area. River Village South will feature a traditional architectural design, and is located near the North Branch of the Chicago River. The development will provide residents with easy access to the Chicago Transit Authority's Brown Line.



In FY2005, the redevelopment of Francis Cabrini Extension North will be underway at four mixed-income communities. By the end of FY2004, 244 units will be complete at Old Town Village East and West (above), with an additional ten units delivered in FY2005.

RAYMOND M. HILLIARD CENTER
Street Boundaries: Cullerton/Cermak/State/Clark

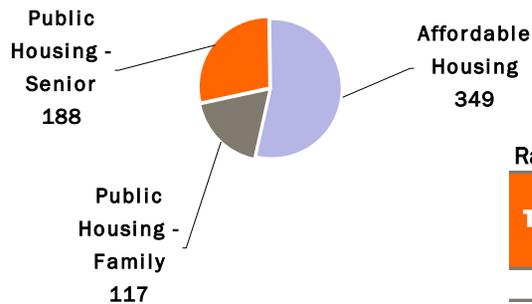
Raymond M. Hilliard Center is located south of the Loop and just west of the McCormick Place Convention Center in an area that has recently experienced much revitalization. Originally designed by architect Bertrand Goldberg, known for designing Chicago's Marina Towers, Hilliard Center is on the National Register of Historic Places. The rehabilitation of Hilliard Center's four residential buildings into a 654-unit, mixed-income community is divided into two phases that each contain one family building and one senior building.

The substantial rehabilitation will maintain Goldberg's unique design while incorporating upgraded fire protection, central air and heat, and overhauled elevators and building systems. The first phase is currently more than 60% complete, and the remaining 59 units will be completed in FY2004. Construction on the second phase of 152 public housing units will begin in FY2005. Residents moving into the renovated units will have homes with redesigned floor plans, new cabinets, and appliances. Each Hilliard Center building features a newly updated entry system, on-site laundry facilities, and ample parking. In FY2005, residents will also enjoy on-site community rooms, decks, a basketball court, tennis courts, and a rose garden.



Raymond M. Hilliard Center Rehabilitation

Raymond M. Hilliard Center Rehabilitation
(Number of Units)



Raymond M. Hilliard Center Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2004*	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
305	153	152	0	152	0	0	0

*Includes units projected by year end FY2004.

Due to the redevelopment activity, Hilliard Center residents can enjoy a growing number of neighborhood features. In close proximity to Chicago's business district, housing experts expect the area to experience a housing boom by FY2006. Within walking distance of Hilliard Center, residents have the opportunity to take advantage of many new community amenities, including a new supermarket, coffee shop, and other retail establishments, as well as public investments such as a new police station at 18th and State Streets and the National Teachers Academy on Cermak Avenue, near State Street. The Chicago Department of Transportation also plans to make improvements to the intersection of Roosevelt and Clark Streets in anticipation of increased traffic to the area.



Private housing developments already surround the Hilliard Center construction site.

“Commercial and residential growth is already beginning to sprout up both in and around the new neighborhoods. Diverse populations have started showing interest in the developments and have begun to move in. And City of Chicago agencies, from the Chicago Public Schools to the Chicago Police Department, have shown increased interest in the vitality of the communities.”

-Peter Holsten, Holsten Developments

GOVERNOR HENRY HORNER HOMES

Street Boundaries: Lake/Washington/Hermitage/Oakley

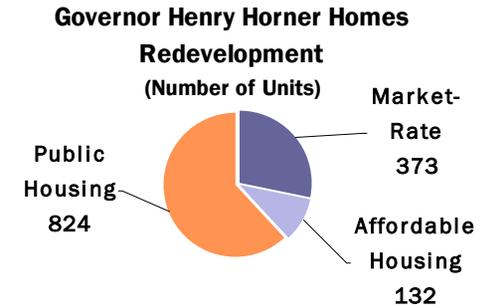
Westhaven Park

Westhaven Park, replacement housing for Governor Henry Horner Homes, is located in the West Loop, an area currently experiencing an increased level of private residential construction activity. The redevelopment plan for Westhaven Park includes two- and four-story flats, a mid-rise building surrounding a two-acre park, extensive landscaping along newly created neighborhood streets, and ornamental fencing. Infrastructure improvements include new utilities, sewer lines, sidewalks, and parking lots. Westhaven Park residents will have access to a new management office, as well as a community center that will provide job training programs and services.



Westhaven Park

With the first phase of new units already built and leased, the developer and the CHA are currently working on the second phase of redevelopment. The second phase of Westhaven Park is divided into five sub-phases - all of which are on-site. In FY2005, construction on the first sub-phase will conclude, and the CHA and developer will close the real estate transaction for the second sub-phase, comprised of a four-story, mid-rise building with 111 total units (32 public housing). The units will include well-equipped, contemporary kitchens, ceramic tiled bathrooms, and individual gas heat and air conditioning.



Governor Henry Horner Homes Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2004*	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
824	640	34	0	34	23	47	80

*Includes units projected by year end FY2004.

Residents of the newly redeveloped Westhaven Park can also enjoy a myriad of neighborhood amenities. In addition to the new, privately developed homes in the area, there has been a renewal of neighborhood retail establishments and social service facilities, such as a new supermarket and church. These additions to the community join existing educational institutions in the West Loop including the Whitney Young Magnet High School, Malcolm X College, and the University of Illinois at Chicago.

“The residents are very important, integral, to our planning process. They provide the reality of what we are trying to accomplish...the most rewarding part of this project has been watching Mayor Daley hand the keys to new units in Westhaven Park to families as excited about and as proud of the redevelopment as we are.”

- Whitney Weller, Michael’s Development Company



The first phase of new units at Westhaven Park has already been built and leased. The CHA and the developer will continue working on the second phase throughout FY2005.

LAKEFRONT REPLACEMENT HOUSING

Situated in one of the city's most scenic areas, Lakefront Replacement Housing consists of on-site, off-site, and scattered site units that will replace the former Lake Michigan Homes. Upon completion, the CHA will have 441 public housing units, including 120 units on-site at Lake Park Crescent, 30 units off-site at Jazz on the Boulevard, and 291 scattered site units in the North Kenwood/Oakland community.

Lake Park Crescent

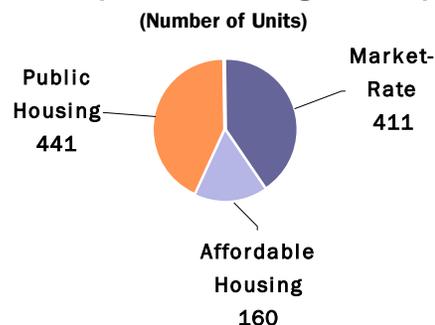
Street Boundaries: 40th/42nd/Oakenwald/Lake Park

Lake Park Crescent is comprised of 490 units in townhouses, mid-rises, and condominiums on a site where four CHA high-rise buildings once stood. The redevelopment plan is centered around the new Terrace Park, and the site design includes landscaped streets and common areas that create a neighborhood gathering place. The first phase of rental housing is scheduled for completion in FY2004. In addition to these rental units, the developer has set aside 13 of the market-rate home ownership units for purchase by eligible public housing residents. Leasing of the first phase continues through FY2005.



Lake Park Crescent

Lakefront Replacement Housing Redevelopment



Lakefront Replacement Housing Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2004*	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
441	183	78	3	65	80	55	55

*Includes units projected by year end FY2004.

Jazz on the Boulevard

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

The Jazz on the Boulevard site, located along Drexel Boulevard between 41st and 43rd Streets, will provide 30 units of public housing in a 137-unit development. Housing types will range from single family rowhouses to condominiums and include amenities such as decks, balconies, in-unit laundry hook-ups, and wiring for cable. The redevelopment site plan features a central walkway with gardens and landscaping along newly created streets, as well as Victorian-style architecture that was once prominent along Drexel Boulevard during the Jazz Age. Jazz on the Boulevard is in close proximity to Lake Michigan, numerous public parks and museums, fine restaurants, abundant retail establishments, and educational institutions such as the University of Chicago.



Jazz on the Boulevard

Lakefront Scattered Site Replacement Housing

By the end of FY2004, the CHA expects to complete 123 renovated units of scattered site public housing located primarily in the North Kenwood/Oakland neighborhood and also throughout other neighborhoods on the city's south side. These units will provide permanent homes for former Lake Michigan Homes residents. Among these are units at Hutchinson Row, a 20-unit public housing property. In FY2005, the CHA will lease the completed units and deliver the last three units at Hutchinson Row.

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

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

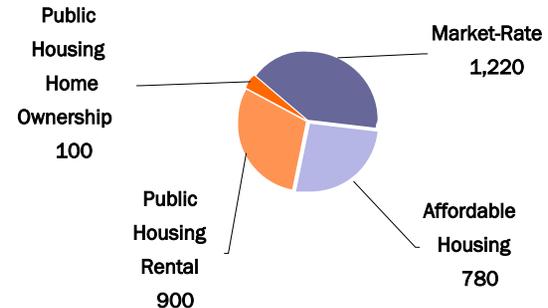
Oakwood Shores

The redeveloped Madden Park Homes, Ida B. Wells Homes and Extension, and Clarence Darrow Homes have been named Oakwood Shores, which reflects the mixed-income community's close proximity to Lake Michigan. The first phase of Oakwood Shores is divided into three components. The first component will deliver 63 units of public housing in FY2005. The second component's real estate closing will take place in FY2005 and will contain another 63 public housing units. The third component will be comprised of market-rate and affordable for-sale units. In an effort to give the new neighborhood variety, the building styles will differ from one another and most will have landscaped yards, balconies, or patios.



Oakwood Shores

Madden Park Homes/Ida B. Wells Homes and Extension/Clarence Darrow Homes Redevelopment (Number of Units)



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

Total Planned Units	Units Delivered Through FY2004**	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
900	0	126	63	0	343	241	253

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

**Includes units projected by year end FY2004.

Residents of Oakwood Shores will not only have access to Lake Michigan, but also to a number of nearby public parks, including the recently opened Mandrake Park that has tennis courts and a baseball field. Similar to other CHA redevelopment sites, the City of Chicago is supporting Oakwood Shores by improving public infrastructure and investigating methods for attracting new businesses to the area. The Chicago Department of Transportation will contribute to the design and beautification of the streets, sidewalks, and lighting, as well as convert Langley Avenue into a boulevard complete with a grassy median. Commercial development is underway near the Cottage Grove Avenue and Pershing Road intersection as a result of the Chicago Department of Planning and Development's Chicago Historic Resources Study, which works to infuse new commercial investments into the community and preserve architecturally and historically significant buildings.



On May 15, 2004, CHA Chief Executive Officer Terry Peterson and Sandra Young of the CHA's Board of Commissioners joined the community for the groundbreaking of Oakwood Shores. The first 63 public housing units of this mixed-income community will be delivered in FY2005.

ROBERT TAYLOR HOMES
Street Boundaries: 39th/54th/State/Federal

Legends South

The on-site redevelopment of Robert Taylor Homes will begin with Legends South, a mixed-income community that stretches for two miles and is comprised of more than 2,000 new residential spaces. Legends South includes numerous community facilities, new streets and upgraded infrastructure, as well as commercial spaces.

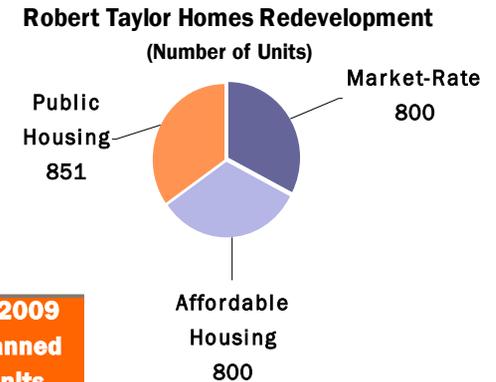


Legends South

The comprehensive redevelopment plan will be implemented in three phases, each of which includes rental and home ownership units. The redeveloped units will be in a variety of housing types that will create a diverse and aesthetic neighborhood.

In addition to the new residential units, commercial development remains a central part of the redevelopment plan and has been an integral part of enhancing economic opportunities in the area. A large commercial development at the corner of 39th and State Streets will host new retail stores. Additional commercial space is also planned for the southern portion of

the site, at 51st and State Streets. Given the traffic patterns, both locations are ideal for commercial development. In addition to the retail growth, the new Ray and Joan Kroc Community Center will be located between 47th and 50th Streets, thereby increasing access to after-school programs, adult education, job training, and 250 new jobs.



Robert Taylor Homes Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2004*	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
851	56	137	54	83	256	169	233

*Includes units projected by year end FY2004.

ROCKWELL GARDENS

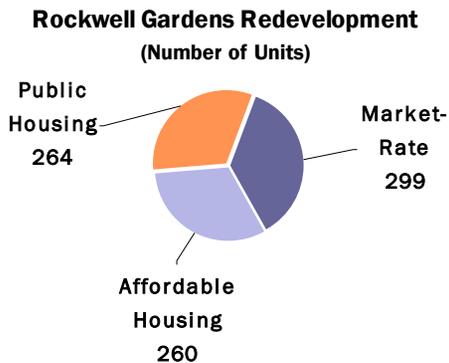
Street Boundaries: Madison/Van Buren/Western/Rockwell

Just west of the United Center and north of the Eisenhower Expressway, Rockwell Gardens offers convenient access to downtown and the substantial revitalization occurring in the West Loop. The real estate transaction for Rockwell Gardens Phase 1B will close in FY2004, with infrastructure and unit construction beginning in FY2005. The Chicago Department of Transportation will pave new streets and alleys at the site, which will help incorporate the site's 17 acres of land into a traditional city street grid. Residents will have the opportunity to live in a neighborhood with diverse housing types that reflect the character of adjacent neighborhoods.

Families living in the redeveloped Rockwell Gardens community will have access to the Chicago Public Schools' (CPS) renovated Dodge Academy and Ulysses S. Grant Elementary School, which was awarded Campus Park Funding to transform the school's concrete playground into a lush green space. CPS will also provide a Head Start Program to area residents. Current private development activities in the area include a new supermarket and a residential building with ground floor retail located at Madison and Western Avenues.



Rockwell Gardens Redevelopment



Rockwell Gardens Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2004*	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
264	20	57	0	57	0	85	102

*Includes units projected by year end FY2004.

STATEWAY GARDENS

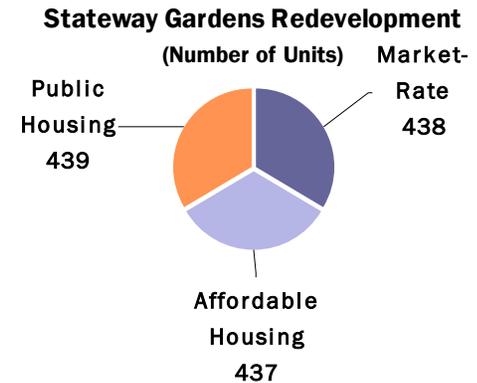
Street Boundaries: 35th/39th/State/Federal

The Pershing and Park Boulevard

The redevelopment of Stateway Gardens is occurring in conjunction with the revitalization of its historic neighborhood, Bronzeville. Phase I of Stateway Gardens redevelopment will include off-site units (The Pershing) as well as on-site units (Park Boulevard) in housing styles that range from town houses to condominium buildings, with assigned parking spaces. In an effort to maximize diversity of the site design, the Stateway Gardens Working Group selected several architects for the redevelopment.



Park Boulevard



Stateway Gardens Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2004*	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
439	0	127	27	100	83	0	229

*Includes units projected by year end FY2004.

Construction on The Pershing will conclude in FY2005 and deliver 27 units reserved for public housing residents. In FY2005, the CHA will also prepare to close the real estate transaction for the first phase of Park Boulevard. This first phase of Park Boulevard will provide 103 public housing units in a 309-unit building in the northern portion of the Stateway site.

Residents of both The Pershing and Park Boulevard will have access to a growing number of community amenities as the CHA, City of Chicago, and other public and private entities invest significant resources into the area to attract new residents and businesses to Bronzeville. The Chicago Department of Transportation is developing new, landscaped, tree-lined streets with parking for residents and visitors. The Chicago Park District will offer day camps and summer programming for adults and children at the recently renovated Stateway Park. The CTA \$280 million Dan Ryan Red Line Rehabilitation Project will provide area residents with improved public transportation.

Stateway Gardens is also in close proximity to the Illinois Institute of Technology (IIT) campus. IIT has chosen to play an active role in the redevelopment process. IIT representatives serve on the Stateway Gardens Working Group, and the university is offering financial incentives for IIT staff and students who purchase new units in The Pershing and Park Boulevard.



Construction at The Pershing is scheduled to conclude in FY2005, and leasing activities will begin as units are delivered.

ADDITIONAL PROPERTIES TO BE REDEVELOPED

The CHA will continue to convene and conduct planning discussions with working groups in FY2005 for the following properties that will be redeveloped:

Lawndale Complex

Randolph Towers

Washington Park High-Rises

The CHA and the respective working groups will work in conjunction with the contracted urban planner to formulate redevelopment plans in FY2005 for the following properties:

1230 North Burling

Francis Cabrini Extension South

William Green Homes



As working group members look forward to their own site's redevelopment, they will continue to conduct planning discussions and formulate redevelopment plans throughout FY2005 – moving each project closer toward construction and unit delivery.



SENIOR, SCATTERED SITE, AND FAMILY HOUSING REHABILITATION

In addition to the redevelopment activities occurring at the CHA's mixed-income properties, significant progress will continue to be made in FY2005 on the rehabilitation of senior, scattered site, and family properties. In an effort to restore safe, decent, and sanitary public housing units for residents, the CHA's rehabilitation activities include the renovation of individual units, extensive improvements to building exteriors and common areas, as well as work conducted to ensure that units within each portfolio are both accessible and adaptable to people with disabilities.

In each rehabilitation project, the CHA must take into account available federal funding, the high occupancy rate of many of the buildings, financial constraints, as well as the need to minimize the impact on residents. Therefore, rehabilitating existing CHA units in rowhouses and multi-story buildings requires a different process than the one in place at redevelopment sites. The constant, however, is that both processes require teamwork between residents, the CHA, City departments, local community members, and private organizations. The continued success of the CHA's rehabilitation activities is the result of hard work, perseverance, and collaborative relationships with both private and public partners. The CHA's established process for rehabilitation activities is outlined on the following pages.



Rehabilitation activity in progress at Bridgeport Homes, where plans for the site include unit renovations, façade repairs, and upgrades to the electrical, plumbing, and heating systems.

Working Group

Each family rehabilitation property has its own working group that is responsible for helping create newly renovated homes for CHA families. The members represent parties interested in the property's renovation, including public housing residents, CHA staff, architects, urban planners, and members of the community.

Financial Structuring

CHA capital funds are the primary resource used for the rehabilitation program. The CHA follows a lengthy process to ensure that the appropriate resources are in place for each site's rehabilitation activities. Money is allocated for rehabilitation through the CHA's procurement process, and each financial package must be approved by the CHA's Board of Commissioners. Due to the considerable amount of renovation, multiple financial packages are often needed for each rehabilitation site.

Rehabilitation Plan

The CHA and the working groups consult with their respective architects and urban planners, who provide technical assistance in designing the rehabilitation plans, to make each site unique. The rehabilitation plan includes substantial renovations to building and structural systems, as well as aesthetic enhancements to the unit interiors, building exteriors, and common areas.

Construction

Most of the CHA's housing stock slated for rehabilitation has endured nearly a century of wear and tear; therefore, to provide quality housing the rehabilitation of each property requires extensive system improvements and exterior work, such as tuck-pointing, façade restoration, roofing, plumbing, and window replacement. Additionally, one of the CHA's priorities during revitalization is to ensure compliance with local and federal ADA/Section 504 regulations regarding the number and features of units that will be accessible and according to the Illinois Accessibility Code, adaptable for people with disabilities. Although some units have adequate space to be converted into an accessible unit, the CHA sometimes has to combine two units into one during rehabilitation to comply with accessibility requirements.

Relocation

In an effort to reduce disruption to the lives of residents relocating, the CHA strives to minimize the need for off-site relocation by concentrating construction activity in pools of vacant units, and, whenever possible, moving families directly to their newly rehabilitated unit after construction is complete.



Adults and children alike enjoy their renovated units as they move into CHA properties where rehabilitation activity is complete.

The following portions of this chapter provide the CHA's FY2005 rehabilitation plans for senior, scattered site, and family housing properties.

SENIOR HOUSING REHABILITATION

Rehabilitation at the CHA's senior properties has been rewarding to both the residents and the CHA. By the end of FY2005, the CHA will have rehabilitated 8,806 units, as well as redesigned and enhanced building systems, green spaces, and common areas at nearly all of its senior properties.

While the level and type of rehabilitation varies from building to building, the CHA is making extensive improvements to both the exterior and interiors of almost all of the senior properties, including overhauling structural and mechanical systems. Individual units receive new bathroom and kitchen cabinets, updated appliances, new lighting, and new air conditioning units, as well as refurbished floors, new closet doors, and new window treatments. Some units also receive new entryway doors and renovated showers.



The CHA rehabilitated its senior housing units, complete with new lighting, refurbished floors, and new window treatments.



The renovated entrance of the Loyola & Ridge Senior Building is now complete for residents to enjoy.

In addition to the significant work being conducted on the units, the common areas of each building are refurbished. The CHA gives a facelift to common areas that include renovating the community centers and their kitchens, adding new mailboxes, updating laundry rooms, and enhancing the buildings' entryways, security desks, and public bathrooms. The CHA also tuck-points the exterior façade of the buildings, adds accessible concrete ramps to buildings that lack accessible entrances, and puts in new windows where needed. Additionally, in many instances parking lots have been repaved and green pathways added – complete with places for residents to sit and enjoy the outdoors.

As the CHA continues with senior property rehabilitation in FY2005, it will also continue to lease units at the completed senior designated buildings. Units will be leased to eligible senior residents who chose to relocate to those properties, as well as to qualified individuals on the respective site-based wait lists. In an effort to enhance the CHA's leasing ability at these sites, the CHA will also create and implement a senior housing marketing strategy during FY2005.



Rehabilitation of the CHA's senior units includes new kitchen cabinets and updated appliances.

SENIOR BUILDING REDEDICATIONS

To celebrate the completion of the newly rehabilitated senior buildings, CHA Board of Commissioners Chairperson Sharon Gist Gilliam launched an initiative in FY2004 to rededicate each of the senior properties. An integral component of the initiative is to name each of the properties, that is currently identified only by address, after individuals who have contributed to Chicago's rich history.

The CHA collected ideas for potential names from the respective building residents and researched the biographies of the suggested individuals. Residents will be given a ballot with a site-specific list of recommended names and a brief history of the contributions made by the notable individuals on the ballot. All residents of senior buildings will have an opportunity to vote on their building's new name.

Throughout FY2005, the CHA will hold rededication ceremonies for the senior buildings to recognize the rehabilitation work conducted under the Plan for Transformation and the achievements of Chicago's historical leaders.

SCATTERED SITE HOUSING REHABILITATION

With the completion of 49 rehabilitated scattered site units in FY2005, the CHA will fulfill its commitment to rehabilitating its scattered site inventory. In an effort to most efficiently complete the Plan's commitment of revitalizing 25,000 public housing units, the CHA determined which scattered site units would be rehabilitated, which would be expanded for ADA/Section 504 compliance, and which would be exchanged with private real estate companies working on the redevelopment sites. When a scattered site unit is exchanged with a mixed-income developer, the CHA receives an increased number of public housing units at that developer's mixed-income community, such as the St. Edmund's development at Washington Park.

The scattered site units, generally rowhouses or three flats, are dispersed throughout the city and divided into five regional areas: North Central, North East, South East, South West, and West. The rehabilitated units blend seamlessly into the neighborhood and are often indistinguishable from the market-rate units that are next door.

Because the CHA's physical assessment of the inventory demonstrated that unit conditions vary, each scattered site unit receives a different level of renovation, based on need. Rehabilitation of the units includes both structural and mechanical improvements. Typically, the units receive new bathroom and kitchen cabinets, updated appliances, new lighting, and newly painted walls. Exterior improvements on most buildings include tuck-pointing and redesigned landscaping.



The CHA will rehabilitate 49 scattered site units in FY2005. Renovations will include tuck-pointing, landscaping, and structural and mechanical building improvements.

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

Altgeld Gardens and Phillip Murray Homes

Bridgeport Homes

Francis Cabrini Rowhouses

Lake Parc Place

Lawndale Gardens

LeClaire Courts Extension

Lowden Homes

Trumbull Park Homes

Washington Park Low-Rises

Wentworth Gardens

Dearborn Homes

Harold Ickes Homes

As well as the status of revitalization plans for:

Lathrop Homes



During the Plan for Transformation, the CHA will rehabilitate units, building exteriors, and common areas at family properties, including Wentworth Gardens (above) and Dearborn Homes (below).



FAMILY HOUSING REHABILITATION

In FY2005, a total of 708 units will be renovated at family housing rehabilitation sites and planning, construction, and relocation activities will continue at the family properties undergoing rehabilitation. As with the senior and scattered site properties, family housing rehabilitation will include renovation of individual units, extensive improvements to building exteriors and common areas, redesigned landscaping, parking lot resurfacing, and work conducted to ensure that units and common areas are accessible and/or adaptable to residents with disabilities. Through rehabilitation, the CHA is also de-densifying these properties, thereby reducing the concentration of poverty. As demonstrated by the growing number of neighborhood amenities near each of the CHA properties undergoing revitalization, it is clear that the CHA's rehabilitation program is having a positive impact on communities throughout Chicago. Rehabilitation of the CHA's sites will be completed in multiple phases to reduce the need to relocate families off-site.

Altgeld Gardens and Phillip Murray Homes

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

Together, Altgeld Gardens and Phillip Murray Homes form the CHA's largest rehabilitation site – covering 157 acres of land along the banks of the Little Calumet River. Rehabilitation activities at Altgeld Gardens and Phillip Murray Homes required extensive planning efforts prior to the start of construction. Plans include renovating units and common areas, as well as improving the building systems. Exterior improvements will also be made, including brickwork, repaved parking lots, landscaping with generous green space, and wider roads that will help improve the flow of traffic.

Altgeld Gardens and Phillip Murray Homes are surrounded by a number of public facilities, such as the Altgeld Public Library, Carver School, and Carver Park. The Chicago Department of Transportation also recently repaired sidewalks and curbs alongside the property. Numerous private real estate developers are contributing to the neighborhood's revitalization by rehabilitating old properties for resale, thereby enhancing housing opportunities within the community.

Altgeld Gardens and Phillip Murray Homes

Total Number of Units to be Rehabilitated	Units Delivered Through FY2004*	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
1,998	25	195	195	500	500	500	278

*Includes units projected by year end FY2004.

Bridgeport Homes

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

The 13 two-story buildings known as Bridgeport Homes are located on the city's southwest side, near U.S. Cellular Field. Rehabilitation has begun, and the CHA will complete 40 units in FY2005. Plans for the site include unit renovations, façade repairs, and upgrades to the electrical, plumbing, and heating systems.

Among the revitalization activities occurring in the neighborhood, the Chicago Public Building Commission is currently constructing a new Deering District Police Station at 31st and Halsted Streets. The new station will be five times larger than the original and provide needed technological improvements, such as a fiber optic network for faster 911 emergency services and improved telephone connections, as well as Local Area and Wide Area Networks for computer and cable connections.



Upgraded kitchens are one of the features at the newly rehabilitated Bridgeport Homes.

Bridgeport Homes

Total Number of Units to be Rehabilitated	Units Delivered Through FY2004*	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
107	25	40	40	42	0	0	0

*Includes units projected by year end FY2004.

Francis Cabrini Rowhouses

Street Boundaries: Chicago/Hudson/Oak/Larrabee

The CHA is currently in the planning process for the substantial rehabilitation of the Francis Cabrini Rowhouses, and renovation activities will begin in FY2006. The rowhouses are currently being used as a temporary relocation resource for families in the midst of the relocation process. The Francis Cabrini Rowhouses have significant historical architectural significance. Renowned architects such as Ernest Grunsfeld Jr., who designed the Adler Planetarium, and Henry Holsman, an associate of Frank Lloyd Wright, were among those who contributed to the buildings' designs.

Francis Cabrini Rowhouses

Total Number of Units to be Rehabilitated	Units Delivered Through FY2004*	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
586	0	0	0	125	200	261	0

*Includes units projected by year end FY2004.

Lake Parc Place

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

Lake Parc Place is comprised of two buildings currently undergoing substantial rehabilitation. The CHA will complete renovation of the remaining units by the end of FY2004, and began leasing to relocating public housing residents throughout FY2005. The property's proximity to Chicago's shoreline and its magnificent views of Lake Michigan offer an opportunity for residents to live in a serene setting in an urban environment. Additionally, access to public transportation and Lake Shore Drive allows for short commutes to both downtown Chicago, and to nearby shopping districts.

Lake Parc Place

Total Number of Units to be Rehabilitated	Units Delivered Through FY2004*	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
300	300	0	0	0	0	0	0

*Includes units projected by year end FY2004.

Lawndale Gardens

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

Lawndale Gardens is located in South Lawndale. The CHA and the Lawndale Gardens Working Group are currently in the planning stages for this 128-unit rehabilitation site, and construction is expected to begin in FY2005. Work on the site, including completion of the first 30 units, will continue throughout FY2005, and rehabilitation will be complete in FY2006.



The CHA and the Lawndale Gardens Working Group are in the planning stage of rehabilitation.

The grassroots efforts of the neighborhood’s many small businesses and local merchants have attracted significant public investment to the area in recent years. The Chicago Public Building Commission is constructing a new public high school scheduled to open for the FY2005 school year. The new school will consist of four small schools with a shared common facility. Additionally, South Lawndale will receive a new fire station in FY2005 at 23rd Street and Kedzie Avenue. A new 10th District Police Station, twice the size of the original Marquette District Police Station, will also be built on Ogden Avenue, between Trumbull and Kedzie Avenues.

Lawndale Gardens

Total Number of Units to be Rehabilitated	Units Delivered Through FY2004*	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
128	0	30	30	98	0	0	0

**Includes units projected by year end FY2004.*

LeClaire Courts Extension

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

Located in the community of Archer Heights, near the newly expanded Midway Airport, LeClaire Courts Extension is comprised of 300 public housing units in two-story duplexes. The CHA and the LeClaire Courts Extension Working Group will continue their current planning efforts throughout FY2005.

Residents of LeClaire Courts Extension are benefiting from the economic upturn in Archer Heights, and have a number of new opportunities brought to the area by the expansion of Midway Airport. The airport's recent expansion created new jobs in a once-struggling neighborhood and contributed to the revitalization of Cicero Avenue, the major artery leading to the airport. The Chicago Transit Authority's (CTA) renovation of the Orange Line has provided

the neighborhood with an upgraded public transportation system that connects Archer Heights residents to Chicago's downtown and to other areas of the city. Additionally, just across from LeClaire Courts Extension, residents can visit LeClaire Park, which has a baseball field, basketball courts, a walking trail, and a community facility with meeting rooms. Residents also have access to a recently constructed 14,000 square-foot library that replaced a vacant storefront and features reading rooms, an auditorium, and various educational programs for all ages.



The area surrounding LeClaire Courts Extension has experienced economic upturns brought by the expansion of Midway Airport and revitalization of Cicero Avenue. Contributing to area renewal, the LeClaire Courts Extension Working Group continues planning for rehabilitation.

LeClaire Courts Extension

Total Number of Units to be Rehabilitated	Units Delivered Through FY2004*	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
300	0	0	0	25	115	160	0

*Includes units projected by year end FY2004.

Lowden Homes

Street Boundaries: Eggleston/95th/Wentworth/95th Pl

Lowden Homes is located in the Washington Heights neighborhood, at 95th Street and Wentworth Avenue, west of the Dan Ryan Expressway and the CTA Red Line. Currently under construction, rehabilitation efforts at these rowhouses began in FY2003. In FY2005, the final 77 units will mark completion of the property's rehabilitation, and the CHA will begin leasing to relocating public housing residents.

The property, which is comprised of two-story brick bungalows and ranch houses, offers its residents a quiet, urban setting with easy access to public transportation. Revitalization of non-CHA housing throughout the community has increased in recent years, and the neighborhood offers a number of public amenities, including the Carter G. Woodson Library that is home to the Vivian G. Harsh Research Collection of Afro-American History and Literature. The City of Chicago is working to beautify Halsted Street, a well-traveled street in the community, with median improvements and landscaped planters. The Chicago Public Building Commission is building a new police station on Monterey Avenue that will be four times the size of its original Morgan District Police Station.

Lowden Homes

Total Number of Units to be Rehabilitated	Units Delivered Through FY2004*	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
126	49	77	77	0	0	0	0

**Includes units projected by year end FY2004.*

Trumbull Park Homes

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

The CHA began rehabilitation of the Trumbull Park Homes family property in FY2004. In FY2005, construction activity will continue and deliver 156 units. The property, which consists of two-story rowhouses that were originally built in 1938, covers several contiguous blocks of land in the South Deering community, and is adjacent to a public park that shares its name. Rehabilitation at Trumbull Park Homes will include a number of exterior improvements and renovations to each unit, such as new cabinets in the kitchen and bathrooms, upgrades in plumbing, heat, and electrical systems, and the installation of new windows.

Numerous private and public revitalization projects are also occurring throughout the community. A new supermarket and the Jeffrey Manor Public Library both opened in recent years, and Olive-Harvey College is being renovated with a new campus entrance, gym floor, bleachers, and other building improvements. The City of Chicago is overseeing numerous initiatives in the area, including the protection and rehabilitation of land in the Calumet Open Space Reserve, which is a joint project of the Chicago Department of Environment and Department of Planning and Development.

Trumbull Park Homes

Total Number of Units to be Rehabilitated	Units Delivered Through FY2004*	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
434	80	156	156	152	46	0	0

**Includes units projected by year end FY2004.*

Washington Park Low-Rises

Street Boundaries: Various

The CHA and the Washington Park Low-Rise Working Group have reached the final stages of planning activities for the site’s rehabilitation, and construction will begin in FY2005. The CHA expects that 80 units will be complete by the end of FY2005.

Washington Park Low-Rises, part of both the Washington Park and Grand Boulevard community areas, are located just west of Chicago’s 366-acre Washington Park. In collaboration with private partners, the Chicago Park District opened the city’s first arboretum in Washington Park, which has a 30-acre trail and a self-guided tour that explores 53 varieties of trees. The Chicago Park District constructed a new fitness center in the park and is now working to restore other park features, such as the lagoon and fountain. Plans are also underway for a new garden at the intersection of the Fountain of Time and the Midway Plaisance Park. The Chicago Park District, in collaboration with the Chicago Public Building Commission and Chicago Public Schools, will also be creating a campus park at the Betsy Ross School at 60th Street and Wabash Avenue, which will include a new jogging path, multi-purpose playing field, and ornamental lighting.

Washington Park Low-Rises

Total Number of Units to be Rehabilitated	Units Delivered Through FY2004*	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
368	0	80	80	130	122	36	0

*Includes units projected by year end FY2004.

Wentworth Gardens

Street Boundaries: Pershing/Princeton/37th/Wentworth

The first phase of Wentworth Gardens will be completed in FY2005, producing 130 units. Primarily comprised of two-story rowhouses and three-flats, Wentworth Gardens is located between 37th Street and Pershing Road, just west of the Dan Ryan Expressway. Wentworth Gardens is also in close proximity to Stateway Gardens, and residents will reap numerous benefits from the entire community's revitalization. Like Stateway Gardens, residents are near U.S. Cellular Field, the IIT campus, and the CTA Red Line, which is currently undergoing significant renovation.

Wentworth Gardens

Total Number of Units to be Rehabilitated	Units Delivered Through FY2004*	Units Under Construction FY2005	FY2005 Planned Units	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
344	0	130	130	121	93	0	0

*Includes units projected by year end FY2004.

PROPERTIES TO BE REDEVELOPED OR REHABILITATED

The CHA will either redevelop or rehabilitate the following public housing properties. The working groups however, are still in the process of creating the detailed revitalization plans.

Dearborn Homes (To Be Rehabilitated)

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

The CHA has decided to rehabilitate Dearborn Homes. The 16 mid-rise buildings are located on a large parcel of land in the Douglas community, between 27th and 30th Streets, along the Dan Ryan Expressway. Assessment and planning activities for rehabilitation will continue throughout FY2005.

At Dearborn Homes, residents have access to Williams Park, which offers basketball courts, a walking trail, and a waterplay area that is open in summer months. Additionally, the Williams Elementary School was recently re-opened and is implementing accelerated learning programs and innovative instruction techniques that were developed with input from the community.

Harold Ickes Homes (To Be Rehabilitated)

Street Boundaries: Cermak/State/25th/Federal

The CHA has decided to rehabilitate Harold Ickes Homes, located on State Street on the Near South Side, as a traditional public housing family development. Assessments and planning processes for the renovations will continue throughout FY2005.

In close proximity to the Chicago Loop, Grant Park, and the lakefront, housing experts expect the area to experience a housing boom by FY2006. Recent additions to the community's amenities include a new police station at 18th and State Streets, a new supermarket at Wabash Avenue and Roosevelt Road, and the new National Teachers Academy on Cermak Avenue near State Street.

Lathrop Homes (To Be Rehabilitated or Redeveloped)

Street Boundaries: Clybourn/Damen/River North

The CHA will evaluate Lathrop Homes and decide whether to rehabilitate or redevelop the property. While the decision is pending, current residents have access to a growing number of amenities, including a new pedestrian riverwalk and a triangle-shaped park at Diversey and Leavitt Streets, scheduled for completion in FY2004.



Residents of Lathrop Homes will have access to a new pedestrian riverwalk.

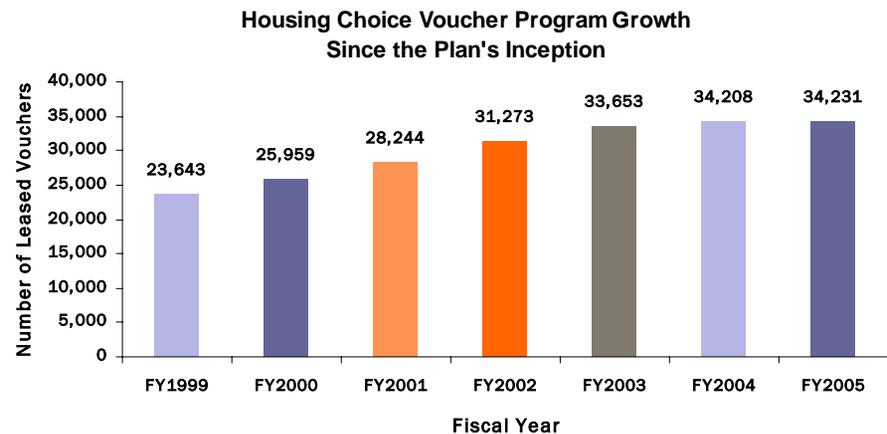


CONNECTING FAMILIES TO EXPANDED HOUSING OPTIONS

One of the Plan for Transformation's benefits for residents and low-income families is the increased access to a variety of housing options. In addition to better public housing, the Plan creates additional housing subsidies for public housing and other low-income families through the Housing Choice Voucher (HCV) Program. In FY2005, the CHA will continue to offer housing assistance to public housing families and HCV Program participants through the HCV and Project-Based Voucher Programs. With one of the largest voucher allocations nationwide, the CHA connects participating families to expanded housing options throughout Chicago by helping residents access homes in the private market and identify opportunities to move toward financial independence. At the end of the Plan for Transformation, the CHA anticipates that any remaining converted vouchers will be leased through the HCV Program.

HOUSING CHOICE VOUCHER PROGRAM (TENANT-BASED VOUCHERS)

Participants in the HCV Program are able to lease privately-owned units. Using the vouchers, families are able to live in numerous Chicago communities that would otherwise be outside of their economic reach. Program participants rent these units by using an HCV to pay the difference between the unit's fair market rent and their own contribution to rent – which is up to 30% of their adjusted annual income. The voucher is provided to the landlord by the HCV Program Administrator in the form of a monthly Housing Assistance Payment (HAP). In FY2005, the CHA expects 34,231 vouchers to be leased and total program participation to be 102,396 individuals.



HCV Program Management Benchmarks

Since FY1999, HUD has designated the CHA's HCV Program as a high-performer based upon performance as measured by the Section Eight Management Assessment Program (SEMAP) Benchmarks. The CHA requires that the HCV Program Administrator meet or exceed HUD's SEMAP Benchmarks along with adhering to additional performance measurements listed in the table below.

HCV Program Management Benchmarks	
Category	FY2005 Benchmark
Lease-Up	100% of all HCV and Moderate Rehabilitation units that are allocated for more than one year will be leased in accordance with the approved leasing schedule.
Selection from the Wait List	The HCV Program Administrator is currently focused on supporting existing program participants, relocating families, and emergency moves. Should any applicants be selected from the wait list, at least 98% will be selected in accordance with prescribed policies.
Payment Standards	Payment standards are used to confirm that rents paid by HCV participants are equivalent to the rents for non-subsidized units in Chicago neighborhoods. HUD publishes the Fair Market Rent (FMR), which is the average monthly rent for a unit type based on location and size (number of bedrooms). HUD requires payment standards to be set between 90% and 110% of the FMR, and the CHA will continue to abide by these regulations in FY2005.
Rent Reasonableness	100% of program participants' rents will be based on current rents for comparable unsubsidized units. A rent reasonableness review will be conducted on 100% of new units, as well as on units with requests for rent increases. Quality control reviews will be conducted monthly by an independent consultant, who will maintain an error rate of 5% or less.
Determination of Adjusted Income	Before calculating their contribution to rent, all families receiving vouchers will have their income adjusted to allow for deductions, such as dependents, child care costs, and disability assistance. At least 90% of income verifications will be properly completed at the time of admission and annual re-examination.

HCV Program Management Benchmarks *(continued)*

Category

FY2005 Benchmark

Correct Tenant Rent Calculations	Out of all files reviewed, at least 98% of participants will have their rent contribution calculated accurately in accordance with their income.
Utility Allowance Schedule	Utility rate data is reviewed annually to determine if an adjustment is needed for program participants' utility allowance. If there is a change of 10% or more in the utility rate, as a result of the review, the utility allowance will be adjusted.
Annual Re-Examinations	Re-examinations are conducted with voucher holders to review their eligibility for continued program participation. At least 97% of participant re-examinations will be completed annually, a standard that exceeds HUD's high performance benchmark of 95%. Re-examinations for elderly and disabled tenants are conducted biennially.
Pre-Contract Housing Quality Standards (HQS) Inspections	At least 98% of newly leased units will pass an HQS inspection on or before the beginning of a lease or HAP contract date, achieving HUD's high performance benchmark of 98-100%. The CHA inspects private market units in the HCV Program using Housing Quality Standards (HQS), established by HUD.
Annual HQS Inspections	At least 97% of all units under HAP contracts will be inspected annually, a standard that exceeds HUD's high-performance benchmark of 95%.
HQS Enforcement	100% of units cited for HQS life-threatening deficiencies will either be corrected within 24 hours, have the HAP stopped within 24 hours, or send notification of intent to terminate the HAP contract no later than the first of the following month. This achieves HUD's high-performance benchmark of conducting a response within 24 hours. At least 96% of units cited for non-life threatening HQS deficiencies will be corrected within 30 days. Those cited for HQS deficiencies, but not corrected within the timeframe, will have HAP payments discontinued or notifications of intent to terminate the HAP Contract sent no later than the first of the following month.
HQS Quality Control File Inspections	At least ten quality control inspections of participant files will be conducted per quarter.

In addition to the high-performer designation, the CHA also received national recognition from the National Association of Housing and Redevelopment Officials (NAHRO) in FY2004 for increasing the amount of Latino participation in the HCV Program. In FY2005, the CHA will build upon these successful efforts by continuing to monitor the status of Latino participation in the HCV Program and wait list, as well as ensure that communication efforts with potential participants are available in Spanish and that bilingual personnel are available to answer questions.

Supportive Programs and Services for HCV Program Participants

The HCV Program offers program participants services to support their move toward economic independence. The services include a self-sufficiency program, a home ownership program, home visits, support to assist families in moving to low-poverty neighborhoods, and access to funds to make units accessible.

Family Self-Sufficiency Program

Economic independence is a key element to decreasing dependence on rent subsidies. Current HCV Program participants have the opportunity to enroll in the Family Self-Sufficiency (FSS) Program, which helps families move toward financial independence.

Participating families establish and work toward individualized goals, such as obtaining employment, eliminating debt, earning a college degree, and/or purchasing a home. In FY2005, the CHA projects that at least 1,500 families will be enrolled in the FSS Program.



Through their participation in the CHA's Family Self-Sufficiency Program, the Morales Family accomplished a sequence of goals and now enjoys their new home and neighborhood.

As FSS participants achieve their goals, their incomes may increase, which will impact the amount that they are expected to contribute to rent. To further encourage participants, the CHA makes a monthly deposit into an escrow savings account that is equal to the calculated rent increase. The family receives the escrowed funds, along with any interest earned, upon graduation from the FSS Program. The CHA has set a target of 52% of the projected FY2005 FSS Program participants to have earned income, and 45% to have increases in earned income.

Choose to Own Home Ownership Program

Since FY2001, HCV and public housing residents who participate in the FSS Program have had the opportunity to become home buyers through the Choose to Own Home Ownership Program (Choose to Own). Participants can pay a portion of their mortgage using the voucher that would otherwise subsidize their rent payment. Further expanding the reach of Choose to Own, families may now also submit waivers that allow them to purchase newly constructed homes and participate in the City of Chicago’s home ownership program using an HCV. To participate in Choose to Own, program participants must complete pre-purchase counseling. Then, families work to obtain home loan pre-approvals from a financial institution and identify a potential home. After the home passes a HQS inspection, families close on their new home. The CHA expects 50 families to close on a home through the Choose to Own Program in FY2005.

Planned FY2005 Choose To Own Home Ownership Program Activity	
Applicants to home ownership program	630 families
Participants completing pre-purchase counseling	120 families
Participants pre-qualified by a lender	85 families
Total number of families purchasing a home	50 families

To recruit participants to the FSS and Choose to Own Programs, informational materials will continue to be distributed through mailings, Resource Centers, satellite offices, informational sessions, as well as articles in the *Your Turn* newsletter, and the *Opportunity Knocks* magazine throughout FY2005.

HCV Home Visits

The CHA remains committed to staying in touch with public housing families who are using an HCV during the relocation process. To that end, the CHA will conduct home visits with HCV families that are relocating pursuant to the Plan for Transformation in FY2005 to ensure that they are adjusting to their



The Claudio Family purchased their new home by participating in the CHA’s Choose to Own Home Ownership Program.

new communities in the private market and residing in quality housing. During these visits, CHA staff will update the HCV participants on the Plan for Transformation's progress and share information about special programs. In FY2005, the CHA plans to conduct approximately 3,200 home visits.

Housing Opportunity Program

In FY2005, the CHA will continue to offer the Housing Opportunity Program to HCV families interested in moving to low-poverty areas known as Opportunity Areas. Through the Housing Opportunity Program, the HCV Program Administrator offers a variety of tools that support families moving to a census tract where less than 23.49% of families live below the poverty level, also known as an Opportunity Area. In addition to information distributed through brochures and special mailings, the Housing Opportunity Program provides mobility counseling and Fair Housing Training workshops, as well as free legal services to redress discrimination. The CHA projects that 6,941 families will be briefed on the Housing Opportunity Program, 1,440 families will enroll in the program, and that 35% of the enrolled families will move to low-poverty neighborhoods throughout FY2005.

The Modification Fund – Expanding Housing Options for Residents with Disabilities

In FY2005, the CHA will continue to work closely with Access Living, an advocacy group that promotes the independence and inclusion of people with disabilities in every aspect of life. Through this partnership, the CHA and Access Living will work to locate apartments in the private market that are appropriate for and accessible to persons with disabilities who have a HCV. Access Living will also provide technical assistance, train staff, and assist HCV participants and non-elderly persons with disabilities who are living in senior designated public housing units locate accessible units in the private market.

Specifically, Access Living will administer the CHA's Modification Fund (Fund) which supports the assessment and construction costs associated with modifying apartments, to make them accessible for families using a HCV. Possible modifications include the installation of ramps and chairlifts, lowering of kitchen and bathroom cabinets, and rewiring to support electronic assistance devices for the hearing and sight impaired. The CHA estimates that 120 families will apply for modification funds in FY2005, and that 50 families will be served by the Fund.

EXPANDING OUTREACH

Landlord Outreach and Incentives

The CHA is committed to expanding the number of units and communities within the economic reach of Chicago's low-income individuals. To that end, the CHA has a number of marketing, outreach, and incentive programs. A primary focus of these programs is low-poverty neighborhoods throughout the city.



An HCV Program participant is pleased to receive the keys to her unit as she moves into the private market using a Housing Choice Voucher.

The CHA will continue to educate landlords about the HCV Program and recruit them to participate. Specific outreach to landlords in low-poverty areas who have not previously leased to a voucher holder is one method used to increase the number of participating landlords. Outreach efforts to potential landlords will include numerous informational sessions, neighborhood meetings, and community workshops. Throughout FY2005, workshops will be conducted at least monthly for current landlords and quarterly for potential landlords interested in learning more about the program. Some of the topics covered will include an introduction to the HCV Program, inspections, lead-based paint, and tenant screening. Workshops conducted in Spanish will also be held throughout the year for Spanish-speaking landlords.

In addition to the informational sessions, neighborhood meetings, and workshops, the CHA offers a number of incentives to potential landlords, including fast-track paperwork processing for owners with units in low-poverty areas, electronic HAP payments, the Chicago Housing Choice Voucher Property Tax Savings Program, and special scheduling of inspections for owners with multiple units. As a result, the CHA expects that at least 800 landlords and 1,400 units located in low-poverty areas will be added to the program and available to voucher holders in FY2005.

One of the CHA's most successful incentive programs is the Chicago Housing Choice Voucher Property Tax Savings Program, which provides property tax abatements to owners of qualified rental properties if at least one unit is occupied by an HCV participant. The program provides landlords up to a 19% reduction in the Equalized Assessed Valuation of each property, depending on the number of qualified units, the property's assessed value, tax rate, and state equalizer. The property must be located within a census tract that has a poverty level below 10%, using information from the 2000 Census, and have at least one HCV tenant renting a unit as of January 1st of the taxable year. The unit must also have passed the most recent HQS inspection and be in substantial compliance with local building codes.

Throughout the year, the CHA will continue to conduct outreach to potential landlords and regional housing authorities to inform them about the program and encourage them to participate. Outreach efforts for the property tax abatement program will include mailings, brochure distribution, advertisements in local newspapers, website links, and multiple presentations to landlords with property located in qualified census tracts.

HCV Program Website

In FY2004, the CHA launched a re-designed HCV website (www.chacinc.com) to provide tenants, landlords, and the public with information about the HCV Program. Web browsers can learn about the program's purpose, staff, and utilize an electronic property listing service. The listing service allows prospective landlords to advertise available units' rents, sizes, locations, and amenities. Program participants can search the listing service to find potential apartments that meet their needs. On average, 35% of the units listed are located in low-poverty areas. The website is marketed widely through program staff, written promotional materials, the Resource Centers, newsletters, and workshops.



A young public housing resident moves into her new bedroom. Her family is renting a home with a Housing Choice Voucher.

Satellite Offices

Families can also obtain information on the HCV Program and its range of supportive services by asking their housing counselor, visiting one of the three HCV Program satellite offices (located in the southwest, southeast, and west regions of Chicago), or visiting one of the three Latino Site Offices operated by the community-based not-for-profit organization Spanish Coalition for Housing. The satellite and site offices will continue to provide a number of services in FY2005 including:

- Eligibility interviews and re-certifications;
- Education and career planning services that support economic and social self-sufficiency;
- Workshops on tenants' rights, housing search techniques, and fair housing laws;
- Informational sessions on self-sufficiency and home ownership programs throughout Chicago; and
- Access to CHA's online resources including www.rightmoves.net, www.chacinc.com, and www.thecha.org.

Staff will be available at the satellite offices to answer questions, make service referrals, help resolve program-related issues, and counsel families on the range of neighborhoods and housing types where they can use their voucher.

PROJECT-BASED VOUCHER PROGRAMS

In addition to the significant impact of the tenant-based HCV Program, the CHA will use project-based vouchers in FY2005 to expand low-income families' access to markets and neighborhoods throughout Chicago. Unlike tenant-based vouchers, project-based vouchers are subsidies that remain with the unit and cannot be transferred with tenants who move to a different building. Project-based vouchers are issued to building owners for units that must be rented to eligible families. The CHA typically allocates its project-based vouchers in markets that have traditionally not had a high level of program participation.

Planned FY2005 Project-Based Voucher Usage	
Moderate Rehabilitation	1,660
Project-Based Certificates	101
Total project-based vouchers	1,761

In FY2005, the CHA will continue its project-based voucher commitment with a number of established Chicago-area projects:

Regional Housing Initiative

Established in FY2002, the Regional Housing Initiative (RHI) is a consortium of the Chicago, Cook, and Lake County Housing Authorities that encourages the construction of affordable housing near jobs and transportation centers throughout the metropolitan area. The RHI Selection Committee awards project-based vouchers to developers whose projects in Cook and Lake Counties offer the best opportunity to provide low-income residents with access to jobs. Participating developers will gain access to tax credits to help fund their project and capitalize on the steady rental income stream for the assisted units. In FY2005, RHI will continue to solicit proposals from developers seeking project-based vouchers and the CHA will provide developers with potential tenants from the HCV wait list.

The CHA plans to lease project-based vouchers at the following properties in FY2005, through RHI:

- 10 units at Wentworth Commons, which will lease-up in April FY2005; and
- 14 units at Leland Apartments, which will lease-up in December FY2005.

Chicago's Five-Year Supportive Housing Initiative

The CHA has committed 295 project-based vouchers to Chicago's Five-Year Supportive Housing Initiative, of which 250 will be used for Single Room Occupancies (SROs) near the CHA's mixed-income communities and 45 will be used to house families.



TRANSITIONING FAMILIES TO NEW COMMUNITIES

The CHA created relocation processes for residents moving to and from senior properties, redeveloped properties, and rehabilitated properties to allow for the extensive revitalization pursuant to the Plan for Transformation. During the first five years of the Plan, the CHA has worked diligently to enhance its relocation process so that residents are receiving the information and services they need. In FY2005, the CHA will offer residents relocation services during each step of the process to assist them as they transition to their new community.

TRANSITIONING TO REHABILITATED UNITS AT SENIOR DESIGNATED PROPERTIES

Rehabilitation and construction activity is conducted at the CHA's senior designated housing properties in a manner that minimizes the need for residents to move more than once. Whenever possible, the CHA concentrates its work on floors with vacant units so that seniors can make one move into their rehabilitated, permanent home.

In FY2005, seniors will move into rehabilitated units at senior designated housing properties, and a Relocation Coordinator will provide supportive services throughout the relocation process. After each move is complete, the CHA will conduct post-move visits to ensure that seniors are making a smooth transition to their new homes and communities.

As relocation occurs in family developments, eligible senior residents will be offered housing in senior designated housing properties. Tours of senior designated properties will also be conducted for these eligible residents throughout the year, based on the interest expressed in meetings with their relocation counselors.



A senior resident visits his property management office.

CHA'S COMMITMENT TO THE RELOCATION PROCESS

As part of the CHA's commitment to minimize the disruption to the lives of families at redevelopment and rehabilitation properties, the CHA entered into the CHA Leaseholder Housing Choice and Relocation Rights Contract (Relocation Rights Contract) that outlines the CHA's and leaseholders' rights and responsibilities before, during, and after the redevelopment and rehabilitation processes. The Relocation Rights Contract provides each lease-compliant household in occupancy on 10/1/99 the right to return to a redeveloped or rehabilitated public housing unit. Residents must remain lease compliant throughout the relocation process in order to retain this right. Using the Relocation Rights Contract as a foundation, the CHA has continued to design, assess, and, when appropriate, adjust its relocation process to more efficiently help families transition into their homes.

Tracking and Monitoring

The CHA has invested significant resources in tracking and monitoring the implementation of the Relocation Rights Contract. At each family property, Relocation Project Managers work with an on-site team of Resident Relocation Coaches, Service Connector System staff, Relocation Counseling Agencies, Local Advisory Council (LAC) members, Asset Management Department staff, and property management companies to support families and track their movement through the relocation process. The CHA also utilizes an automated system and an independent monitor to ensure that the relocation process is conducted in compliance with the Relocation Rights Contract.

CHA Relocation Team

A Relocation Team, comprised of CHA staff and contractors, meets weekly to manage the relocation process for each site. The team collaborates to share information, plan key meetings and relocation events, ensure that the process is on schedule to meet the building closure deadline, and develop solutions to resident issues. The team is led by a Relocation Project Manager, who is responsible for facilitating, coordinating, monitoring, and reporting on all of the site's relocation activities.

Relocation Coaches

The CHA's relocation coaches encourage residents to participate in relocation activities. The coaches also identify families in need of extra assistance, disseminate program informational materials to residents, and educate the CHA Relocation Team on families who may need additional referrals to appropriate social services.

Service Connector System

The Service Connector System, described in Chapter 4: Supporting Economic and Social Self-Sufficiency, assists residents working to address lease violations. Service Connector System staff members conduct assessments and connect residents to social services that will help them become and remain lease-compliant.

Relocation Counseling Agencies

Relocation Counseling Agencies assist those residents who were referred to the Housing Choice Voucher (HCV) Program by helping them identify and visit potential units, as well as preparing the family to move into a community with an HCV. The agencies also keep residents informed of necessary appointments and conduct follow-up visits once the residents have moved into their units.

Local Advisory Council (LAC)

The LAC resident leaders facilitate relationships between residents and the CHA during the relocation process. This includes reminding residents of their rights under the Relocation Rights Contract and helping to address resident concerns during relocation.

Asset Management Department

To ensure compliance with the CHA Relocation Rights Contract, the CHA's Asset Management Department provides property management companies with training and/or support on relocation processes, as necessary.

Property Management Companies

The property manager conducts annual re-certifications to ensure that residents remain lease-compliant and refers non-lease-compliant residents to Service Connector staff members. Additionally, the property manager keeps each resident's relocation file and attends relocation meetings and fairs when relocation occurs at the site.

Resident Tracking System

Designed to track the status and addresses of residents as they move through the relocation process, the Resident Tracking System continues to support the CHA's ability to provide timely and accurate notices to residents and electronically record residents' housing choices. A new module was added to the tracking system in FY2004 that automates the process of offering redeveloped and

rehabilitated units to residents in accordance with the Relocation Rights Contract. The system enables the CHA to ensure that new housing offers are made based upon where a leaseholder lived on 10/1/99, the family's bedroom size requirements, Housing Choice Survey responses, and Housing Offer Process priority number, which together, determine the order in which families are offered units.

Relocation Independent Monitor

In accordance with the Relocation Rights Contract, the CHA will continue to utilize a Relocation Independent Monitor during FY2005. The Independent Monitor will review the relocation process and provide recommendations on the relocation process to the CHA and Central Advisory Council (CAC).

The chart on the following page provides an overview of the relocation process for families at rehabilitation and redevelopment properties.



A moving company helps CHA families move into their new homes. The CHA covers moving costs as part of the relocation process.



CHA residents celebrate as they move their families into newly redeveloped homes.



START

RELOCATION PROCESS

M O V I N G O U T

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

2 Resident fills out and returns Housing Choice Survey at the Housing Choice Survey Clinic or to property manager. *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.*

3 Resident attends Good Neighbor Workshops. *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.*

4 Resident attends Initial Right of Return Recertification. *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.*

5 Resident Reviews Temporary Housing Choice. *The leaseholder will meet with CHA Relocation Project Manager to:*

- 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

6 Relocation Planning Fair / Relocation Planning Packet. *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 group will learn about opportunity will schedule an appointment with their Service Connector and counseling agency.*

M O V I N G O U T

7 Service Connector / Relocation Counselor Assessment. *Lease compliant families that chose Section 8 will attend an appointment with the Service Connector and Relocation Counselor to review services needed to make a successful Section 8 move. The counselor should include a service plan.*

8 Resident receives 180/120 Day General Information Notice. *The management office sends the 180/120 Day General Information Notice, which is a letter telling residents that the building where they live right now is going to be closing in approximately 120 to 180 days, so that it may be rebuilt or rehabbed.*

9 Resident receives 90 Day Notice of move and TEMPORARY housing offer. *The management office sends the 90 Day Notice. This is a letter reminding residents that the building where they live right now will be closing so that it may be rebuilt or rehabbed, and gives residents their temporary housing address. If they want to, residents may move earlier than 90 days.*

10 Resident moves to TEMPORARY or PERMANENT housing. *The CHA family moves to a temporary Housing Choice Voucher unit (also known as a Section 8 unit) or to a temporary public housing unit. In some cases, a CHA family will move to their permanent housing choice if it is available when they are required to move.*



M O V I N G I N

11 Public housing is Rehabbed or Redeveloped. *Public housing is fixed or rebuilt.*

12 If applicable, resident receives notice of Property Specific Screening Requirements. (1 year before the apartments are ready) *The Notice of Property Specific Screening Requirements is a letter that tells residents about any additional rules for living at new developments they chose. The Service Connectors can help residents meet the Property Specific Screening Requirements.*

13 Resident attends Final Right of Return Recertification. *The Final Right of Return Recertification is when the management office checks if a CHA family is still lease-compliant. If the family is still lease-compliant, the family qualifies to move to new or rehabbed public housing. Household members will also be interviewed to determine if they meet Property Specific Screening Requirements, if applicable.*

14 Resident receives 90 Day Notice of move and PERMANENT housing offer. (Each leaseholder is entitled to 2 offers.) *The management office sends the 90 Day Notice, which is a letter telling residents that their permanent housing choice will soon be ready. Residents may move earlier than 90 days if their permanent housing choice is ready.*

15 Resident moves to PERMANENT housing. *The CHA family moves to permanent Section 8 or public housing. Permanent moves will be based on the housing choice surveys to the extent possible.*

16 Final Step Relocation Process is Complete. *Once a CHA family moves to a permanent home, they have completed the relocation process.*

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.

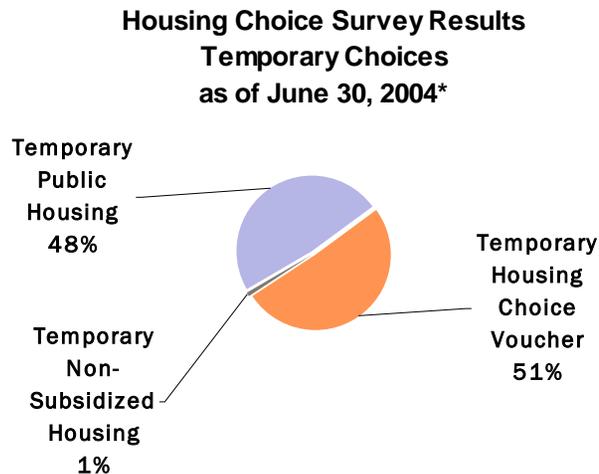


COMMUNICATION DURING THE RELOCATION PROCESS

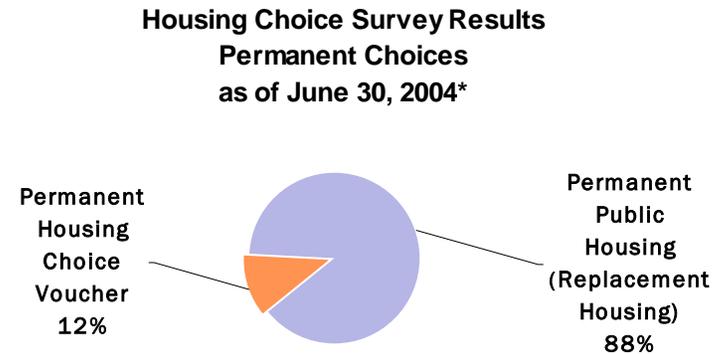
Throughout the entire relocation process, the CHA communicates directly with residents to keep them advised of their temporary and permanent housing options; help them plan their relocation process; and provide updates on the progress of revitalization activities at their development. The CHA is committed to providing information to residents in many ways, so that residents can make informed choices about which communities and apartments they move to. In FY2005, the CHA will continue to provide information to residents via Housing Choice Survey reviews, written materials, presentations, notices, and the Internet.

Housing Choice Surveys

Relocation staff meets with families in advance of their move-out dates to provide them with an overview of the process, answer questions about relocation, and provide an opportunity to review their relocation choices. If the family chooses, the counselors will amend the family's temporary and permanent housing choices, based upon updated information on temporary relocation sites or on redevelopment and rehabilitation activities.



*Based upon information entered into the Resident Tracking System as of June 30, 2004.



*Based upon information entered into the Resident Tracking System as of June 30, 2004.

Relocation Fairs

The CHA will continue conducting relocation fairs in FY2005 to inform residents about the relocation process and introduce them to all of the programs and services available to help them successfully transition to temporary and permanent housing. At the fairs, CHA staff reviews the relocation process, provides information on services that will support families, updates participants on redevelopment activities, describes opportunity areas, and gives residents an opportunity to ask questions in small group settings. The CHA plans to conduct at least one fair at each of the properties approved for relocation in FY2005.

Housing Offer Process Information Sessions

Housing Offer Process/Replacement Housing Information Sessions, tailored to the particular redevelopment or rehabilitation site, will be offered to residents who chose the particular site on their Housing Choice Survey and who are potentially in the first priority to move into the revitalized community. During the sessions, the CHA will discuss the Housing Offer Process in detail, which is the process by which residents receive housing offers. The sessions also serve as a forum for residents to learn about the community, the new housing that will be available, and services available to support them as they relocate to replacement housing. Service providers will be invited to provide informational booths where families can pick up information or sign up for appointments.

Rightmoves.net

Rightmoves.net was designed to further guide CHA residents and project partners during the relocation process. Launched in FY2004, the website allows residents to access and exchange information online when they are looking for housing in the private market. Residents can search any community area in the city and get available apartment listings, information about schools, services, and crime statistics. In FY2005, the program will be operational at LAC offices in ABLA, Altgeld Gardens, Dearborn Homes, Harold Ickes Homes, Ida B. Wells Homes and Extension, Randolph Towers, Raymond M. Hilliard Center, Rockwell Gardens, Stateway Gardens, and Wentworth Gardens.

BUILDING CLOSURE

The CHA creates its schedule for building closure based upon the physical condition of the building, vacancy rates, redevelopment and rehabilitation plans, and consultations with LAC and CAC representatives. Based upon these factors, the CHA revised its FY2005 building closure and consolidation schedule. Although building closure and consolidation will continue past FY2005, the amended schedule does not affect the timeline for redevelopment or rehabilitation.

FY2005 Planned Building Closure Mixed-Income Redevelopment Properties		
Development/Address	Total Number of Units Closing	Number of Households Affected*
Grace Abbott Homes		
1440 W 13TH ST	134	106
1510 W 13TH ST	150	71
1520 W HASTINGS ST	150	55
Sub-total	434	232
Francis Cabrini Extension North		
1015-17 N LARRABEE ST	136	35
1159-61 N LARRABEE ST	136	31
Sub-total	272	66
Francis Cabrini Extension South		
862 N SEDGWICK ST	65	27
911 N HUDSON AVE	65	35
412 W CHICAGO AVE	65	43
Sub-total	195	105
William Green Homes		
534 W DIVISION ST	144	59
624 W DIVISION ST	134	86
660 W DIVISION ST	134	62
1230 N LARRABEE ST	134	75
Sub-total	546	282
Rockwell Gardens		
2450 W MONROE ST	140	102
2515 W JACKSON BLVD	140	79
Sub-total	280	181
Robert Taylor A Homes		
4429 S FEDERAL ST	157	81
Sub-total	157	81
FY2005 Total	1,884	947

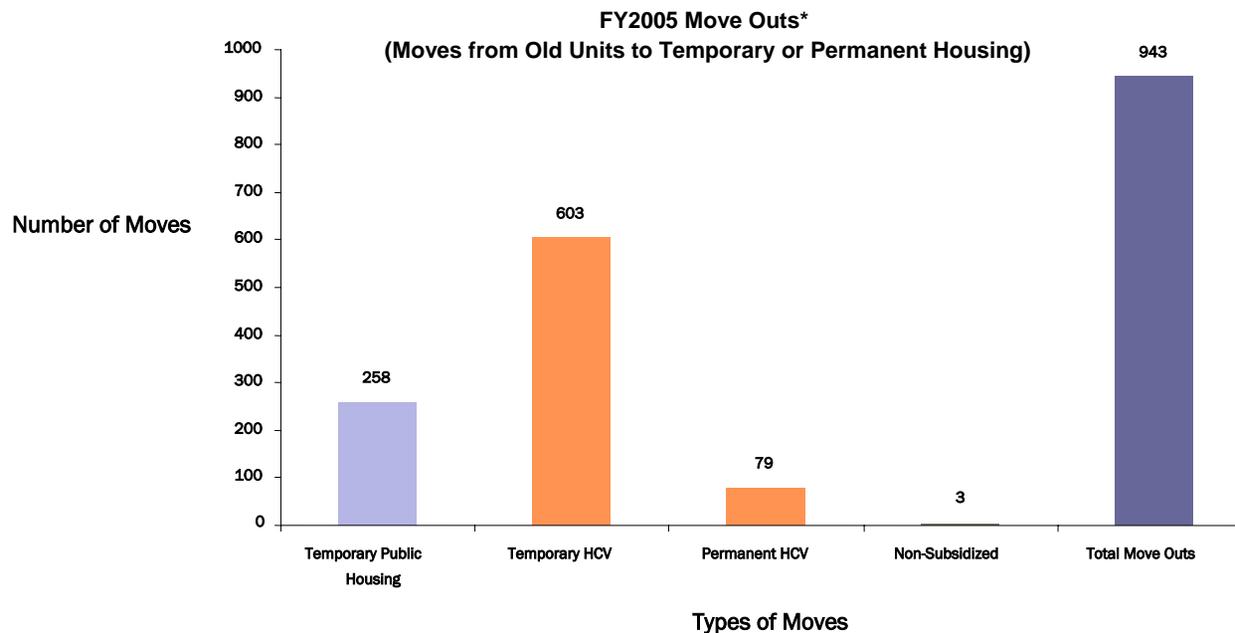
* Occupancy information is as of July 1, 2004.

MOVE ACTIVITY AND RELOCATION SERVICES

FY2005 marks a busy year for relocation. The CHA has planned for 943 moves out of public housing units and 828 moves into permanent units. The CHA has learned a great deal from its experiences facilitating hundreds of moves during the first five years of the Plan for Transformation and has used that knowledge to enhance the relocation services that are offered to residents going through any part of the relocation process. Whether a family is moving out or moving in, the services are accessible to residents both in public housing and in the HCV Program.

Move-Out

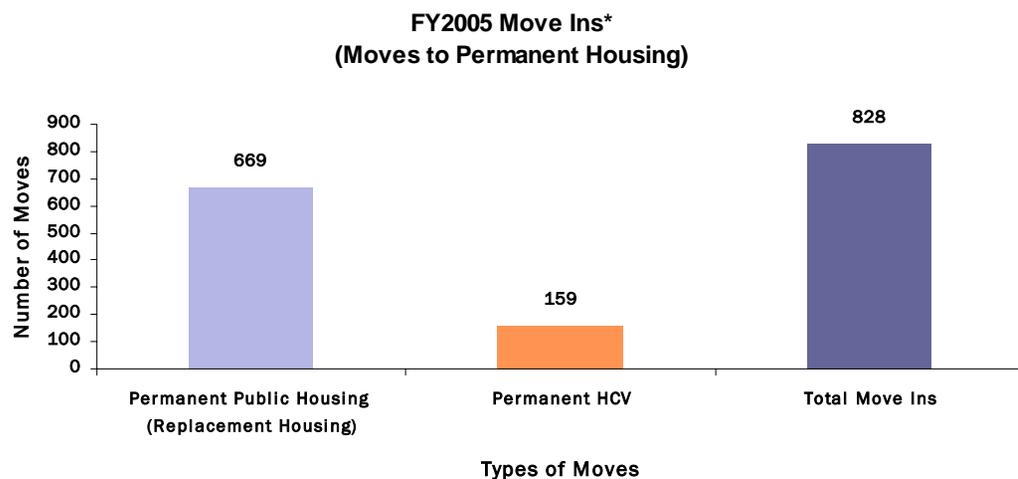
In FY2005, the CHA is planning 943 moves out of old public housing units to temporary and permanent homes. While some families will be able to move directly to their permanent home, many will relocate to temporary public housing (make-ready units) or the private market using an HCV while redevelopment or rehabilitation occurs.



Residents moving out of CHA family properties that are undergoing redevelopment or rehabilitation have access to the CHA’s Transitional Housing and Supportive Service Counselors. These counselors provide guidance to residents during relocation, and connect them to service providers. In FY2005, each service provider will support economic and social self-sufficiency; assist families with unit searches and community activities that will help them transition into their new neighborhood; and offer follow-up services to families after they have moved out of their old public housing unit.

Move-In

The relocation process is complete once a family moves into their permanent home and receives a notice from the CHA indicating that their Right of Return has been satisfied. Families may move permanently to a newly rehabilitated or redeveloped public housing (replacement housing) unit, or they may choose to move permanently with an HCV to the private market. In FY2005, the CHA is planning a total of 828 permanent moves; 669 moves to replacement housing and 159 moves using permanent HCVs.



A family moves into their newly redeveloped home at North Town Village.

*Based upon information entered into the Resident Tracking System as of June 30, 2004.

Families who choose replacement housing in redeveloped communities will have access to the CHA’s Move-In Service Providers, who build relationships with residents and work closely with families to help them navigate through the final steps of the relocation process, assist families in meeting site-specific criteria, and encourage the families to remain engaged in their new community.

Relocation and Supportive Services

Meghan Harte, Managing Director

Rayne Martin, Director

312.742.9407

Community Development and Supports

Meghan Harte, Managing Director

Mark Plummer, Director

312.742.8920

SERVICE CONNECTOR SYSTEM SENIOR RESIDENT SERVICE COORDINATORS RESIDENT OUTREACH JOB TRAINING FAMILY JUSTICE INITIATIVE
FAMILY SUPPORT SUMMER FOOD PROGRAM HOLIDAY INITIATIVES EMPLOYMENT ASSESSMENTS AND REFERRALS ECONOMIC SELF-
SUFFICIENCY YOUTH EMPLOYMENT SERVICE CONNECTOR SYSTEM SENIOR RESIDENT SERVICE COORDINATORS RESIDENT OUTREACH JOB
TRAINING FAMILY JUSTICE INITIATIVE FAMILY SUPPORT SUMMER FOOD PROGRAM HOLIDAY INITIATIVES EMPLOYMENT ASSESSMENTS AND
REFERRALS ECONOMIC SELF-SUFFICIENCY YOUTH EMPLOYMENT SERVICE CONNECTOR SYSTEM SENIOR RESIDENT SERVICE
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INITIATIVES EMPLOYMENT ASSESSMENTS AND REFERRALS ECONOMIC SELF-SUFFICIENCY YOUTH EMPLOYMENT SERVICE CONNECTOR
SYSTEM SENIOR RESIDENT SERVICE COORDINATORS RESIDENT OUTREACH JOB TRAINING FAMILY JUSTICE INITIATIVE FAMILY SUPPORT
SUMMER FOOD PROGRAM HOLIDAY INITIATIVES EMPLOYMENT ASSESSMENTS AND REFERRALS ECONOMIC SELF-SUFFICIENCY YOUTH
EMPLOYMENT SERVICE CONNECTOR SYSTEM SENIOR RESIDENT SERVICE COORDINATORS RESIDENT OUTREACH JOB TRAINING FAMILY
JUSTICE INITIATIVE FAMILY SUPPORT SUMMER FOOD PROGRAM HOLIDAY INITIATIVES EMPLOYMENT ASSESSMENTS AND REFERRALS
ECONOMIC SELF-SUFFICIENCY YOUTH EMPLOYMENT SERVICE CONNECTOR SYSTEM SENIOR RESIDENT SERVICE COORDINATORS RESIDENT
OUTREACH JOB TRAINING FAMILY JUSTICE INITIATIVE FAMILY SUPPORT SUMMER FOOD DO YOU HAVE A VISION FOR CHANGE?

4



SUPPORTING ECONOMIC AND SOCIAL SELF-SUFFICIENCY

Many of the Plan for Transformation's goals were developed out of the core principle that CHA residents should be treated like other residents of Chicago. To that end, the CHA continues to work diligently toward many of the human development goals set forth in the first year of the Plan: to ensure that residents have access to local, state, and federal resources for which they are eligible; to facilitate connections to supportive services in the residents' communities; and to ensure that all families living in CHA-subsidized units are working toward economic self-sufficiency. Developing the human capital of CHA residents is just as critical to the Plan's success as redeveloping and rehabilitating 25,000 units. In FY2005, the CHA will continue to support families' journeys toward self-sufficiency through a diverse service provision network that is the result of collaborative efforts by the City of Chicago, the CHA, HUD, and a myriad of private stakeholders.

OVERVIEW OF THE CHA'S SERVICE PROVISION NETWORK

During the Plan's first five years, the CHA recognized that residents required supportive services tailored to their individual situations, including residents who were moving through different phases of the relocation process. To that end, the CHA adapted its service provision network to meet these diverse needs, making the appropriate services available whether residents are working to remain lease compliant, find employment, or transition to a home in a new community.

All CHA residents will continue to have the option to work with Service Connector staff for service coordination and inter-agency referrals. An additional level of support will be given to families who are moving out of existing public housing or into redeveloped or rehabilitated units. This additional level of support will be provided by Transitional Housing and Supportive Service Counselors and Move-In



Community members volunteer at the Lathrop Homes Health Fair, sponsored by Norwegian American Hospital.

Service Providers to ensure that families have information and support to make a knowledgeable housing choice, as well as the best transition to their new home. Finally, seniors will have access to Senior Resident Service Coordinators, who provide on-site assistance at senior designated properties tailored to residents' needs.

SUPPORTIVE SERVICES

The CHA's Service Connector System, administered by the City of Chicago Department of Human Services, is a network of well-established social service agencies that provide information, inter-agency referrals, service coordination, and case management to residents living in family properties and scattered sites, as well as to those in the Housing Choice Voucher (HCV) Program. The Service Connector System's 36 neighborhood-based offices will continue to be operational in communities across Chicago in FY2005, providing residents greater access to the support available in their communities. Simultaneously, the Service Connector System will continue to transition away from office-based counseling and move toward providing services through home visits with public housing families.

Tracking and Monitoring System

An automated tracking and monitoring system has been developed for the Service Connector System to equip service providers with electronic tools to track each client's case. The automated system will allow the CHA and service providers to track the progress of residents and families moving closer to economic self-sufficiency and allow the CHA to monitor its service provider contracts. This integrated system will enhance the CHA's ability to maintain contracts with agencies achieving their performance management goals.

Employment and Job Training

Through the Service Connector System, the CHA maintains an intense focus on resident employment and engages in a number of activities to help family members obtain and retain jobs. Via close partnerships with the Mayor's Office of Workforce Development, neighborhood business owners, and the CHA's Human Resources Department, the Service Connector System stays informed of job opportunities and works closely with families to help individuals get connected to potential employers and service providers that concentrate on increasing employability.

While the Service Connector System seeks to help individuals obtain permanent full-time positions with benefits and opportunities for career advancement, the CHA recognizes that many families have limited work experience and different approaches to obtaining employment. Some residents might begin with job training or part-time work, others might hold several consecutive jobs over time, while others might be ready for a full-time position.

In FY2005, the Service Connector System will:

- Endeavor to connect residents to employment;
- Conduct informal job counseling for residents;
- Host and connect residents with job fairs;
- Establish opportunities for residents to “shadow” employees at their jobs; and
- Set up support groups for residents who are seeking employment.

Youth Employment

The CHA has committed not only to supporting adult residents seeking employment but also to supporting its youth. In FY2005, the CHA will provide out-of-school opportunities for Chicago teenagers through partnerships with the City of Chicago, Chicago Public Schools, Chicago Park District, and Chicago Public Library. Through the program, 220 youth, ages 14-15, will receive a stipend for participating in a pre-apprenticeship program that combines academic enrichment with hands-on skill building. Additionally, the CHA and After School Matters, a Chicago not-for-profit organization, will work together to encourage youth ages 16 and older to apply to the After School Matters Summer Internship Program, which is a network of traditional summer jobs where teenagers work with a supervisor on defined tasks and receive feedback to develop their skill sets.

Family Justice Initiative

In FY2005, the CHA will continue to implement its Family Justice Initiative, designed to help service providers address the full set of challenges faced by CHA families. The initiative focuses on helping families work through challenges as a system of issues, rather than treating problems in isolation of other potentially contributing factors.

SENIOR RESIDENT SERVICE COORDINATORS

Through partnerships with the Chicago Department on Aging and property management companies, the CHA's Senior Resident Service Coordinators (RSCs) provide free, confidential screening for City, State, and Federal benefit programs. The Senior Resident Service Coordination Program's 50 RSCs provide on-site services to residents living in CHA senior housing.

During FY2005, the CHA and RSCs will continue to promote healthy, well-balanced living through a number of services and activities. RSCs will coordinate recreational and cultural activities such as bingo, trips to movie theaters, outings across Chicago, and educational workshops.

FY2005 Planned Activities for Senior Resident Service Coordination Program	
Number of senior inquiries for information and assistance	40,000
Number of times seniors will be provided direct service	75,000
Number of seniors to be referred to service links	7,500
Number of seniors to be referred to public benefit programs	12,000
Number of social enrichment activities	5,000
Total number of attendees at social activities	18,000

Healthy eating habits will be encouraged through traditional meal service at CHA "Golden Diners" and in senior building community rooms. The Meals on Wheels organization also provides delivery of meals directly to the units of qualified seniors. Senior residents with serious health problems are placed on watch lists and receive regular check-ups from RSCs and property management company staff.



CHA senior residents prepare a new garden at the Hattie Callner Senior Building as part of the Clean and Green program (left) and attend the Annual Senior Gala (right).

ADDITIONAL SUPPORTIVE INITIATIVES

Above and beyond the CHA's extensive service delivery system, the CHA has developed and implemented additional supportive programming for residents and families. In FY2005, some of these activities will include:

Summer Food Program

The CHA aims to serve one million nutritious meals to school-age children during the summer break from school. The CHA is also working on a partnership with the Chicago Department of Human Services to establish summer food sites at other CHA properties and in communities where families have relocated.

Holiday Initiatives

On Halloween, the CHA will assist the Local Advisory Councils in providing safe Halloween activities by distributing fruit, candy, chips, popcorn, and juice to youth at CHA family housing developments. The CHA and its partners plan to distribute a total of 1,200 food baskets during Thanksgiving and Christmas, as well as thousands of turkeys and toys to families living in CHA properties.

Vegetable Giveaways

To encourage healthy eating, the CHA will monitor monthly vegetable giveaways to 3,000 residents at Lathrop Homes, Bridgeport Homes, and scattered site properties.

Special Events

The CHA also plans to continue coordinating activities and special events throughout FY2005, such as Clean and Green, CHA Fun Days, a winter coat drive, participation in the Annual Bud Billiken Back-to-School Parade, and more.



Volunteers sort food items into Thanksgiving baskets (above) and Terry Peterson, Chief Executive Officer of the CHA, celebrates the holidays with young CHA residents at a Christmas party (below).





CAC President and CHA Board Commissioner Mary E. Wiggins joins hundreds of CHA residents and employees at the Annual Bud Billiken Back-to-School Parade, a time-honored tradition that celebrates unity, pride, happiness, and hope for young African-Americans.

EXPANDING ACCESS TO SERVICES FOR CHA RESIDENTS

In a continuing effort to link residents to programs and services throughout Chicago, the CHA maintains partnerships with several public agencies and leverages accessibility to their services.

- Convened under the leadership of Mayor Richard M. Daley, the Mayoral Policy Caucus on Prisoner Re-entry (Policy Caucus) is comprised of government and business leaders, as well as a broad range of community stakeholders. The Policy Caucus is working to develop a strategic response to the challenges faced by ex-offenders from the criminal justice system who are returning to Chicago's communities. The CHA serves as a member of the Policy Caucus, drawing on its experience in policy and program

development. Over the course of FY2005, the Policy Caucus will formulate policy recommendations to help guide the City's future efforts in addressing these challenges.

- The CHA also works with the Chicago Department of Housing, the Chicago Department of Human Services, and other agencies to ensure coordination between the 10-year Plan to End Homelessness and the Plan for Transformation.
- The CHA is developing a partnership with the Chicago Department of Public Health (CDPH) to provide substance abuse treatment for CHA residents. As residents undergo relocation under the Plan, the CHA is committed to ensuring that residents have access to the social support that they need. To that end, the CHA and CDPH have asked City-contracted service providers to prioritize CHA residents for drug and alcohol treatment. Substance abuse service providers have readily accepted the call to help and have classified CHA residents as a “special” population. This classification allows CHA residents quicker, easier access to treatment than ever before.
- The CHA and the Chicago Public Schools continue to share data so that the schools can prepare and adjust programs as new communities are built and rehabilitated.
- In partnership with City Colleges of Chicago, the CHA is launching a Career Pathways bridge program designed to provide a broad foundation for career-long learning through formal post-secondary education and training.
- In addition to partnerships with public agencies, the CHA is collaborating with local universities and colleges to support CHA residents. For example, Roosevelt University has “adopted” Wentworth Gardens and is providing mentorship and musical extracurricular activities to elementary school students, as well as academic scholarships to two residents.



Residents proudly display their certificates of achievement.

Operations

Richard L. Rodriguez, Managing Director
Duwain Bailey, Director
312.742.6000

Communications Department

Beth White, Managing Director
Derek Hill, Press Secretary
312.742.9876

Information Technology Services

Cheryl Straughter Managing Director
Barbara Banks, Chief Information Officer
312.742.2787

Management Analysis & Planning Department

Beth White, Managing Director
Kellye A. Keyes, Director
312.742.8550

ASSET MANAGEMENT NON-EMERGENCY WORK ORDERS RECERTIFICATION HOUSING MANAGEMENT SOFTWARE SECURITY OCCUPANCY
ADMISSIONS AND CONTINUED OCCUPANCY POLICY RENT CALCULATION LEASES ONE-STRIKE CHICAGO POLICE DEPARTMENT WAIT LIST
PRIVATE MANAGEMENT COMPANIES RESIDENT MANAGEMENT CORPORATIONS QUALITY CONTROL ASSET MANAGEMENT NON-EMERGENCY
WORK ORDERS RECERTIFICATION HOUSING MANAGEMENT SOFTWARE SECURITY OCCUPANCY ADMISSIONS AND CONTINUED OCCUPANCY
POLICY RENT CALCULATION LEASES ONE-STRIKE CHICAGO POLICE DEPARTMENT WAIT LIST PRIVATE MANAGEMENT COMPANIES RESIDENT
MANAGEMENT CORPORATIONS QUALITY CONTROL ASSET MANAGEMENT NON-EMERGENCY WORK ORDERS RECERTIFICATION HOUSING
MANAGEMENT SOFTWARE SECURITY OCCUPANCY ADMISSIONS AND CONTINUED OCCUPANCY POLICY RENT CALCULATION LEASES ONE-
STRIKE CHICAGO POLICE DEPARTMENT WAIT LIST PRIVATE MANAGEMENT COMPANIES RESIDENT MANAGEMENT CORPORATIONS QUALITY
CONTROL ASSET MANAGEMENT NON-EMERGENCY WORK ORDERS RECERTIFICATION HOUSING MANAGEMENT SOFTWARE SECURITY
OCCUPANCY ADMISSIONS AND CONTINUED OCCUPANCY POLICY RENT CALCULATION LEASES DO YOU HAVE A VISION FOR CHANGE?

SUSTAINING VIABLE
COMMUNITIES

5



SUSTAINING VIABLE COMMUNITIES

Sustaining viable communities is only possible through consistent collaboration between the CHA, residents, and the City of Chicago. Each must do their part to improve and maintain the quality of public housing buildings and the communities at-large. The CHA's goal is to restore the types of lifestyles that once existed in those communities: one where buildings are well-maintained and where residents feel safe and hopeful about their futures. In order to achieve this goal the CHA had to take the first step.

THE CHA: DOING ITS PART

Enhancing Performance and Ensuring Accountability

In FY1999, the CHA recognized that the most effective manner in which to maintain its public housing units was to transfer the role of all day-to-day property management functions to third-party property management companies, thereby placing a stronger focus on maintaining the livability of the units and properties. By FY2000, the on-site management of and accountability for all CHA properties had been transferred to private property management companies and resident management corporations.

The CHA monitors the property management companies' performance through Asset Managers who play an important role in keeping the property management companies accountable for their work. The Asset Managers use a HUD-compliant set of policies and procedures to monitor the property management companies' performance and regularly communicate with them via telephone, letters, and regularly scheduled meetings. In FY2004, to improve the Asset Managers' monitoring ability, the CHA reviewed the organizational structure of the Asset Management Department. As a result of this review, the CHA will reorganize the Asset Management Department in FY2005 to more closely parallel the private sector's structure of property management companies. The reorganization will help the CHA to more effectively manage its assets, which was a function that was lacking before the Plan for Transformation.

Performance standards for property management companies are detailed in performance-based contracts which outline the CHA's expectations for the quality maintenance of its units. CHA Asset Managers hold the property management companies accountable to these standards which include adhering to ten CHA and HUD-established benchmarks, including the Uniform Physical Condition Standards (UPCS). The CHA monitors the property management benchmarks on a monthly basis. If the management companies do not perform at the level established in the benchmarks, corrective actions will be imposed. If improvement is still not made, the CHA will enforce penalties stipulated in the property management company contracts or terminate the contract.

FY2005 Benchmarks	
Category	Property Management Benchmark
Emergency Work Orders	Complete 100% of emergency work orders within 24 hours. Emergency work orders are for deficiencies that present a danger or hazard to person or property. To monitor property manager performance in this area, Asset Management will conduct bi-monthly audits.
Non-Emergency Work Orders	Complete non-emergency work orders at each family site within ten days and at each senior site within five days.
Outstanding Non-Emergency Work Orders	Limit the number of outstanding non-emergency work orders to less than two percent of the total number of non-emergency work orders by the end of FY2005. Due to pending rehabilitation or demolition, some work orders may be deferred to Modernization.
Outstanding Recertifications	Property management firms perform an annual recertification for each resident. Outstanding recertifications will be less than two percent of occupied units in FY2005.
Rent Collections	At least 98% of the rent billed in FY2005 will be collected.
Income Verification	Reduce income verification errors by 50% from FY2004 levels.
Rent Calculation	Reduce rent calculation errors by 50% from FY2004 levels.
Unit Inspections	Inspect 100% of units annually.
Building System Inspection	Inspect 100% of building systems annually.
Vacant Unit Turnaround Time	The CHA will begin to track the unit turnaround time for vacant units in FY2005 for units in rehabilitated or redeveloped buildings. The CHA will collaborate with HUD and property managers to facilitate accurate reporting and timely turnaround of these units.

To further enhance its monitoring of the property management companies, the CHA is installing and implementing a new housing management software system. This automated system, known as Yardi Voyager/Enterprise, is designed to transform the way the CHA serves the public housing and Housing Choice Voucher (HCV) programs participants. The system will set a new standard for the CHA in terms of intake and case management, property management, maintenance management, and construction management. The CHA will be able to more effectively generate custom and standardized reports that provide information on the property management companies' performance. The new software system will be implemented for both the public housing and HCV programs in FY2005.

To ease the transition during implementation, a dedicated Information Technology Services Help Desk will be available via telephone, e-mail, and the internet for questions and technical support for all users. Training on the new system will also be offered to CHA personnel and property management company staff throughout FY2005.

Commitment to Ensuring Quality Implementation of Expectations

Quality Control

Complementing the work of Asset Managers, the CHA's Quality Control Unit serves as an in-house auditor that verifies the performance of the property management companies and raises deficiencies and areas of concern with the Asset and property managers. Quality Control inspectors conduct a number of routine audits and inspections each quarter, and their findings are used by Asset Managers to further evaluate the property managers' performance and compliance with their contracts. In FY2005, Quality Control inspectors will continue to use established processes for auditing and inspecting properties throughout the year, including:

- File audits of property management records regarding unit inspections, income reporting, and rent calculations;
- Review of recertification files to verify income and family composition documentation, as well as confirmation that leases were properly executed based on a review of resident information;
- Physical inspections of building systems and common areas for all CHA buildings, using the UPCS; and
- Physical inspections of a random sample of occupied units to ensure resident safety and compliance with UPCS.

If deficiencies are found through either the Asset Manager's or Quality Control inspectors' reviews, errors are addressed through work orders, recommendations for training, additional reporting requirements, or policy and process changes for the property management company.

Grievance Procedure

In FY2005, as part of its commitment to ensuring quality, the CHA will continue to use its Resident’s Grievance Procedure which was amended and implemented in FY2004. The procedure is a two-step process through which residents can raise grievances with the CHA or property management companies. The first step is an informal hearing, and the second step, if necessary, is a formal hearing conducted by an independent hearing officer at the City of Chicago’s Department of Administrative Hearings.

Policy and Procedure Training

Essential to the quality implementation of the CHA’s policies and procedures is training for residents, CHA staff, property management company staff, and relevant City of Chicago personnel. The CHA will conduct periodic training for staff and property management companies throughout FY2005. Refresher and first-time training sessions will be conducted on a variety of subjects.

Asset Managers will also attend a number of training sessions throughout FY2005 to ensure that they remain up-to-date on changes in federal housing regulations, CHA policies, and best practices for property management procedures. Some of the topics covered at these sessions will include:

- Rental Integrity Monitoring;
- Risk Management;
- M/W/DBE and Section 3;
- Economic Independence Policy;
- Asset and Property Management Certifications;
- Tax Credit Certification;
- Admissions and Continued Occupancy Policy;
- Leasing Strategies;
- Financial Management; and
- Real Estate Management.

Increasing Safety and Security

Resident Outreach Services

The CHA encourages resident involvement in the safety of their communities through Resident Outreach Services, which is a resident-organized patrol group that works closely with the Chicago Police Department (CPD) and property managers to keep watch at various buildings. Resident Outreach Services helps representatives of the CPD’s Chicago Alternative Policing Strategy (CAPS) facilitate monthly safety meetings each month development and conduct crime prevention trainings. In addition, Resident Outreach Services continuously

conducts open houses and other recruitment activities that are designed to encourage residents to play an active role in maintaining a safe community.

Senior Security

The property management companies contract with private security firms to provide additional security to senior residents. Security guards are stationed at the front desk for at least one eight-hour shift per day, thereby allowing senior residents and their visitors to enjoy a higher level of comfort. The CHA will continue its support of extra security for senior residents by providing funding for the security contracts throughout FY2005.

Emergency Services & Command Center

When residents are in need of assistance, they have access to the Emergency Services Hotline. The Hotline provides residents with another method of communicating maintenance needs or security issues to CHA staff, who will contact the appropriate CHA department to assist the resident. During FY2004, the CHA began to finalize plans for an Emergency Command Center, which will serve as a central base that dispatches property management company staff, and City of Chicago personnel to emergency-related incidents. Security cameras at some properties will be monitored by the Emergency Command Center staff, reducing the response time related to crime and building systems' failures. The Center will provide a temporary office for CHA management in the event of an authority-wide, local, or national crisis so that the CHA will be able to continue operating.

Maintaining Wait Lists

The CHA's wait list for most family properties is community-wide. Due to ongoing redevelopment and rehabilitation activities at its properties, the CHA does not plan to open the community-wide wait list for families in FY2005. Scattered site units are filled according to the Gautreaux Consent Decree which requires a mix of admissions from CHA transfers, the community-wide wait lists, and a neighborhood list. At the senior properties, site-based wait lists are used.

In FY2005, the CHA will refer senior applicants from these site-based wait lists to properties that have undergone rehabilitation and have units available for leasing. To fill these vacancies, the CHA will launch a marketing and outreach campaign and monitor marketing efforts conducted by the property management companies.

In an effort to enhance leasing ability throughout FY2005, the CHA is updating its senior site-based wait lists by requesting information from applicants regarding their current address, income, and family demographic information. If applicants fail to respond after two attempts to reach them, the applicant receives a third and final notice stating that their application will be removed from the senior site-based wait list.

Applications and site-based wait list information may be obtained from any CHA administrative office, as well as from Local Advisory Council offices, the Central Advisory Council office, and the three Latino Site Offices. Applicants are given one offer of a vacant unit before they are moved to the bottom of the community-wide list or removed from the site-based lists, unless they reject the unit due to good cause.

Leasing Redeveloped and Rehabilitated Units

Property managers will receive leasing activity support from the CHA's departments of Occupancy, Relocation and Supportive Services, and Asset Management for all redeveloped and rehabilitated units during FY2005. For newly rehabilitated units available for occupancy at senior sites, the CHA has contracted with a marketing firm

to optimize its ability to fill the vacancies. The CHA will support property managers by providing assistance with opening individual site-based wait lists, referring seniors from the wait list, and inputting applications onto the senior site-based wait lists. Property managers and the CHA jointly evaluate an applicant's eligibility before issuing a unit offer.

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



U.S. Congressman Bobby Rush (center) and CHA staff visit a rehabilitated model unit at Washington Park.



Leasing activities have begun at the CHA's rehabilitated senior buildings.

Improving Communication

- With the great amount of change taking place in Chicago's public housing, the CHA recognizes the importance of effective communication. Improved communication from the CHA will aid in the goal of creating and sustaining viable communities by conveying accurate and timely information about activities, issues, and upcoming plans for redevelopment, rehabilitation, and relocation to public housing residents, HCV Program participants, stakeholders, and the general public. The CHA plans to use a variety of communication vehicles in FY2005 including:
 - Flyers included with monthly rent statements;
 - Brochures tailored to specific CHA properties;
 - At least 16 new episodes of the CHA's award-winning cable television show, "A Better Place;"
 - At least three new editions of the CHA newsletter, CHAT; and
 - Regular outreach to the media and community organizations.

To supplement these vehicles, the CHA has three new communications initiatives planned for FY2005:

Web Site Enhancement

The CHA plans to update its web site (www.thecha.org) in FY2005, placing special emphasis on the housing development information portion of the site and providing up-to-date information on the CHA's mixed-income communities. Mapping technology will also be added that allows web browsers to locate CHA properties and learn about the neighborhood amenities that surround them.

Resident Messengers

The CHA also plans to launch a new Resident Messengers program in FY2005. The Resident Messengers, comprised of CHA staff, service providers, property managers, and others who frequently interact with residents, will be trained to serve as information liaisons to residents on upcoming activities and plans.



The CHA films a new episode of its award-winning cable television show, "A Better Place," at Wentworth Gardens.

Advertising Campaign

In an effort to educate the public on the Plan for Transformation’s benefits and dismiss misconceptions and stereotypes that surround public housing, the CHA is launching a print advertising campaign in late FY2004, profiling residents who have overcome hardships and achieved success. The advertisements will be placed in Chicago area newspapers and on public trains and buses and will appear throughout FY2005.

RESIDENTS: DOING THEIR PART

Adhering to Admissions, Continued Occupancy, Rent, and Utility Policies

In order to sustain viable communities, the CHA has established policies for admissions and continued occupancy for all of its properties that have or will undergo redevelopment and rehabilitation. These policies are continually reviewed by the CHA to ensure compatibility with the operational needs of the redevelopment, rehabilitation, and relocation processes as well as compliance with applicable local, state, and federal regulations. The policies clearly set forth the CHA’s expectations for residents while they are living in a public housing unit. For the policies and procedures to serve their purpose, all residents of the communities must play an active role in following the policies. Before these policies are changed and finalized, the CHA solicits resident and public comments on any changes to admissions and continued occupancy policies. Residents and the public are notified through direct mailings and newspaper advertisements and a public comment period and hearing are held to receive comments on the proposed policy or change.

Admissions and Continued Occupancy Policy and Residential Lease Agreement

Households in traditional, 100% public housing communities are subject to the CHA’s Admissions and Continued Occupancy Policy (ACOP) and Residential Lease Agreement (Lease). During FY2005, the CHA will continue to regularly review and evaluate the ACOP and Lease and propose amendments when necessary.

Screening Criteria, Leases, and other Occupancy Rules

Households in mixed-income communities are subject to the site’s respective Tenant Selection Plan (TSP), lease, and other approved occupancy rules. Each mixed-income site’s working group develops screening criteria unique to each property. All households that rent

units, regardless of whether the units are public housing, affordable, or market-rate, are subject to the same policies for admission and continued occupancy.

In FY2004, the CHA created the Minimum Tenant Selection Plan for Mixed-Income/Mixed-Finance Communities (MTSP) to serve as a guideline for the CHA, working groups, and developers as they create site-specific TSPs. The MTSP represents the minimum screening criteria that any mixed-income community TSP should contain. The MTSP will be used throughout FY2005 as new TSPs are created.

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

Rent Policies

All households in CHA public housing units are expected to pay a minimum rent of \$25 per month. However, the CHA is aware that not all residents are able to afford this minimum rent and, as a result, established a Hardship Exemption Policy. The Hardship Exemption Policy protects families who would be subject to the minimum rent when they are experiencing a verified decrease in income. Leaseholders who receive the hardship exemption from minimum rent must contribute an additional eight hours per month of neighborhood service or self-sufficiency activity. If a household claims zero income, they will have their income re-examined every ninety days. In FY2005, at each household's initial lease-up and annual re-certification, the CHA will offer residents the choice of either flat rent or income-based rent:

- Income-Based Rent: Rent based on income is calculated using HUD guidelines and the policies set forth in the ACOP. Income-based rent may never be less than the minimum rent of \$25.
- Flat Rents: Flat rents are set at the market value of each public housing unit, based on the unit's size, type, age, condition, unit amenities, and location. For traditional public housing developments, the CHA establishes the flat rent which is reviewed by

“Living in public housing provided me with the opportunity to go to school, to be around other successful, constructive people, and to really help others in similar situations. Both my experiences at Hilliard and now, in my own home, have been very positive ones. I feel blessed that I was one of the lucky ones who achieved my goals while living in public housing.”

- Clara Humphrey, former CHA resident and current homeowner

HUD. For mixed-income properties, HUD establishes the flat rent based on rental market studies. However, all public housing families, regardless of the type of development in which they live, are required to pay no more than 30% of their adjusted monthly income towards rent.

Utility Policies

In addition to any applicable rent, residents are expected to pay for the utilities of their unit. At some CHA properties, the utility allowance is greater than the monthly rent. In this case, residents receive a utility reimbursement. In FY2005, the CHA will implement its new procedure for paying the reimbursement directly to the utility company, rather than directly to the resident. Residents will then receive a credit on their utility bill equal to the reimbursement.

Economic Independence Policy

In compliance with HUD regulations and the CHA's ACOP, the CHA will continue the implementation of the Economic Independence Policy (EIP) in FY2005 for residents who do not live in mixed-income communities. The EIP requires all non-exempt adults who live in traditional public housing to contribute at least 30 hours per month of economic self-sufficiency or neighborhood service activities, as described in the CHA Residential Lease Agreement. Residents living in mixed-income communities must follow the employment requirements described in the community's site-specific lease or tenant selection plan.

One-Strike Policy

The CHA remains committed to providing quality housing to public housing families; however, the commitment is to serve those residents who comply with the lease and admissions and continued occupancy policies. The CHA One-Strike Policy mirrors the federal law and it requires property managers to terminate leases on the grounds of drug or criminal-related activity by residents. To implement this policy, the CHA coordinates information-sharing with the CPD and other law enforcement agencies to deter criminals from entering CHA properties. This data is forwarded to the CHA's One-Strike Program Coordinator who works with the Asset Managers to monitor the property management companies' enforcement of lease terminations. In FY2005, the CHA's new housing management software will provide the CHA and property managers access to this information and improve the tracking of these cases.

THE CITY OF CHICAGO: DOING ITS PART

Under the leadership of Mayor Richard M. Daley, several key City of Chicago agencies and departments are also playing a critical role in building and sustaining viable communities throughout Chicago. A substantial number of departments and agencies partner with the CHA on components of the Plan's implementation. Through these collaborations, the Plan has already sparked investment in areas surrounding CHA properties, including upgraded public infrastructure, new public amenities, and private residential and commercial investment. By contributing administrative capacity, financial resources, and a wide range of supportive services, the City's departments and agencies have augmented the CHA's efforts to transform Chicago public housing and create long-term change in the city's neighborhoods. Below are some brief highlights of the City of Chicago's role in sustaining viable communities for public housing residents.

Chicago Department of Administrative Hearings

Through a contract with the Chicago Department of Administrative Hearings, the CHA uses the Department's hearing facilities for formal hearings of CHA resident grievances. The Department also provides the services of a group of trained Administrative Law Officers selected by the CHA and the Central Advisory Committee to serve as independent hearing officers who adjudicate the hearings.

Chicago Department on Aging (CDOA)

Through partnerships with CDOA, the CHA's Senior Resident Service Coordinators (RSCs) provide on-site services and free, confidential screening for City, State, and Federal benefit programs to CHA residents living in senior housing. RSCs also promote healthy, well-balanced living through a number of services, recreational activities, and educational workshops.



The Honorable Richard M. Daley, Mayor of Chicago, Valerie B. Jarrett, Managing Director and Executive Vice President of The Habitat Company, and Terry Peterson, Chief Executive Officer of the CHA visit Westhaven Park – the first place where CHA residents moved into mixed-income housing where high-rises once stood. The City of Chicago's support has been crucial to the implementation of the Plan for Transformation.

Chicago Department of Construction and Permits (DCAP)

DCAP issues construction permits for Chicago-area revitalization projects, and the CHA works closely with DCAP to obtain the proper permits before construction begins on its redeveloped or rehabilitated properties.

Chicago Department of Environment (DOE)

DOE works to protect human health and the environment, promote the urban quality of life, and promote economic development throughout the city of Chicago. To that end, DOE participates in working groups and conducts environmental assessments and remediation at CHA sites that are undergoing redevelopment and rehabilitation.

Chicago Department of Housing (DOH)

Together with developers and other financing partners, the partnership between DOH and the CHA facilitates the creation of new housing opportunities on vacant, City-owned land. Both agencies share the mission of creating affordable housing opportunities for Chicagoans and work to leverage public funding with private community investment. By participating in the working groups and awarding low-income housing tax credits to affordable housing developers, DOH is an essential partner in the construction of affordable housing at the CHA's mixed-income communities.

Chicago Department of Human Services (CDHS)

CDHS draws on a strong network of social service providers to connect Chicagoans to important resources and is a key player in Chicago's effort to end homelessness. In FY2005, CDHS will continue to administer the CHA's Service Connector System, a network of well-established social service agencies that provide information, inter-agency referrals, service coordination, and case management to residents living in family properties, as well as to those in the Housing Choice Voucher (HCV) Program.

Chicago Department of Planning and Development (DPD)

Responsible for the City's development and long-term planning activities, DPD is a critical partner in the CHA's Plan for Transformation. In addition to participating in the working groups that shape the plans for mixed-income communities, DPD plays a crucial role in attracting and sustaining retail and commercial development near the CHA's revitalized neighborhoods, thereby enhancing the long-term viability of communities where public housing residents live.

Chicago Department of Public Health (CDPH)

The CHA is developing a partnership with CDPH in FY2005 to provide substance abuse treatment for CHA residents. The result is that CHA residents will have quicker, easier access to treatment than ever before.

Chicago Department of Transportation (CDOT)

CDOT coordinates the construction of new streets, sewer lines, and other key pieces of infrastructure on and around CHA properties that are undergoing redevelopment and rehabilitation. These improvements enhance the viability of CHA properties by directly connecting public housing communities to the city's infrastructure.

Chicago Police Department (CPD)

Security is an essential component of properly maintaining units. After determining that residents would be safer and more secure with the services of the Chicago Police Department (CPD), the CHA dismantled its private police force in FY1999. Because the safety and security challenges faced by public housing residents often mirrors challenges seen by other residents of Chicago, the CHA and the CPD entered

into an intergovernmental agreement in FY1999 that allows the CPD to protect and serve CHA residents in the same manner that they serve other Chicagoans. With the return of CPD's services, residents have seen a 4.1% decrease in incidents of crime from the fourth quarter of FY1999 to the first quarter of FY2004. In FY2005, the CHA will remain in regular contact with the CPD to discuss security issues and efforts to make sure residents, guests, and staff at CHA properties live and work in a safe environment. Some of these efforts include:

- Maintaining funding for security which has been increased since the beginning of the Plan for Transformation;
- Deploying CPD resources more effectively and efficiently to reduce violent crime; and
- Placing police officers in high-profile locations to deliver higher visibility and dedicated patrols.

Chicago Park District

The Chicago Park District plays a critical role in both the revitalization of CHA properties and the provision of supportive programming for residents. As a member of the CHA's working groups, the Park District works to develop additional green space near CHA communities and



A Chicago Department of Transportation employee repaves the street near one of the CHA's properties – demonstrating one of the many ways that the City is connecting public housing communities to Chicago's infrastructure.

maintain existing parks and recreational areas for community residents to enjoy. Additionally, young CHA residents participate in the Park District's after-school and summer programs, including the Chicago Park District Day Camp Program.

Chicago Public Building Commission (PBC)

PBC is instrumental in improving the quality-of-life for CHA residents by investing in and building public facilities such as fire stations, police stations, and campus parks. The community amenities that are developed and maintained by the PBC enhance the viability of the overall neighborhood.

Chicago Public Schools (CPS)

As CHA families continue to relocate to temporary and permanent public housing units, the CHA and the Chicago Public Schools continue to share data so that the schools can prepare for new students and adjust programs as new communities are built and rehabilitated.

Chicago Transit Authority (CTA)

The CTA continues to enhance the viability of Chicago neighborhoods by making improvements to the city's public transportation network in a number of neighborhoods, including the communities where CHA properties are being redeveloped and rehabilitated.

City Colleges of Chicago

City Colleges of Chicago is partnering with the CHA to launch a Career Pathways bridge program, designed to provide a broad foundation for career-long learning through formal post-secondary education and training.

Mayor's Office

The CHA works closely with the Mayor's Office on many aspects of the Plan's implementation. Additionally, the CHA serves on a variety of special interdepartmental task forces and working groups to develop policy and program initiatives that will affect public housing residents.

Mayor's Office for People with Disabilities (MOPD)

As part of the building permit process, MOPD conducts mandatory reviews of the CHA's redevelopment and rehabilitation project plans to ensure compliance with applicable accessibility laws and guidelines. Through an Intergovernmental Agreement, MOPD will continue to

ensure accessibility compliance throughout the CHA's housing inventory by conducting unit inspections during construction of units undergoing revitalization. Additionally, MOPD provides technical assistance regarding accessibility requirements to the CHA and its architects and developers.

Mayor's Office of Workforce Development (MOWD)

CHA residents have access to a variety of employment and job training programs sponsored by MOWD, which helps Chicagoans find, train for, keep, and advance in good-paying jobs. To that end, MOWD's efforts contribute to the CHA's goals to support residents in a move toward economic and social self-sufficiency.

Office of Emergency Management and Communications (OEMC)

In FY2004, the CHA entered into an Intergovernmental Agreement with OEMC as part of a citywide effort to augment Chicago's homeland security strategy, deter criminal activity, and support City efforts to identify and respond to emergencies. As part of the effort, the CHA installed bullet-proof security cameras at four family properties in FY2004, thereby further enhancing security at family developments. Security cameras in place throughout Chicago have already shown an overall reduction in crime. The CHA will continue deployment of additional cameras in FY2005.

Office of Budget & Management

Miroslava Mejia Krug, Chief Financial Officer
Marvin Walton, Director of Budget & Management
312.742.8611

Grant Administration

Miroslava Mejia Krug, Chief Financial Officer
Margaret Jones, Director of Grant Administration
742.4978

Office of the Comptroller

Miroslava Mejia Krug, Chief Financial Officer
Barbara McKinzie, Comptroller
312.742.4049

Treasury

Miroslava Mejia Krug, Chief Financial Officer
Michael J. Gurgone, Treasurer
312.742.5223

Resource Development

Beth White, Managing Director
Kristen Hamer, Assistant Director
312.742.8988

SOURCES AND USES FINANCIAL POLICIES GRANTS ADMINISTERED FOUNDATION GRANTS HUD GRANTS FINANCIAL MANAGEMENT
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6



MAINTAINING FISCAL RESPONSIBILITY

One of the administrative reforms identified in the Plan for Transformation is better fiscal management. Since FY1999, the CHA has improved management of its financial resources, increased both the sources and types of funds, significantly reduced administrative costs, and re-directed funds to important capital investments. These financial reforms have allowed the CHA to maintain its fiscal responsibility while providing for the most extensive revitalization of public housing in the nation. Financial reforms have also allowed the CHA to balance five consecutive budgets, earn seven consecutive Excellence in Financial Reporting Awards, and earn four consecutive Distinguished Budget Presentation Awards from the Government Finance Officers Association of the United States and Canada. In FY2005, the CHA will continue to develop and implement alternative funding strategies and create strategic partnerships to leverage funding through collaborations.

FISCAL POLICIES AND PROCEDURES

Sound financial policies and procedures are two important components of financial responsibility. During FY2005, the CHA will revise its Investment and Depository Policies. Procedural changes will include enhancements to the CHA's compliance reporting procedures, internal control monitoring and internal operating procedures, and accounting procedures for non-federal income.

The CHA will implement a new integrated financial, procurement, human resources, and payroll system in FY2005. The automated system will optimize CHA processes and be integrated with the CHA's new housing management software system.



A vendor works with CHA staff to complete paperwork at the CHA Accounts Payable Vendor Fair. The Fair included informational sessions on the invoicing process for existing and potential vendors.

BUDGET MANAGEMENT

Recognizing the fact that good fiscal management is, in part, dependent on staff, the CHA plans to expand the training and support offered to all departments. Budgetary briefing sessions will be held to help departments complete budget documents. CHA staff will also have access to a new online Customer Service Guide that provides information and useful tools for forecasting and managing departmental budgets. Funding allocation procedures will be enhanced throughout the year in an effort to help departments with the strategic creation of their respective FY2006 budgets.

GRANT MANAGEMENT

In FY2005, the CHA will continue to closely monitor its grants with an emphasis on planning, budget reconciliation, sub-contractor disbursements, and funding receivables. After a grant is awarded to the CHA or its partners, the Authority uses established management procedures to effectively implement the grant and monitor compliance with its terms. To this end, the CHA holds an initial project meeting with new sub-grantees to discuss fiscal and programmatic reporting and funding receivables and to establish a timetable for grant implementation. The CHA then provides technical assistance and facilitates additional project meetings on an as-needed basis. To further ensure grant activity compliance, the CHA will conduct routine program performance evaluations via in-depth audits throughout the fiscal year.



The CHA Board of Commissioners and Central Advisory Council work together with the Chief Executive Officer to chart the direction of CHA policy and programs.

RESOURCE DEVELOPMENT

One strategy the CHA uses to increase funding sources is to seek support from not-for-profit organizations and private corporations. This allows the CHA to secure supplemental resources to promote advancement of the Plan for Transformation. Since the Plan's onset, the CHA has leveraged nearly \$70 million through public, corporate and foundation grants, in-kind donations, and community partnerships. In

FY2005, the CHA plans to leverage an additional \$7.5 million, both through direct grants awarded to the CHA and through indirect grants awarded to CHA partners. FY2005 fundraising efforts will focus on resources that contribute to employment, education, and job training programs that support the CHA's Economic Independence Policy (EIP), as well as on activities that foster the CHA's Technology Advisory Committee, which is a partnership with the Illinois Institute of Technology (IIT).

The CHA will also develop new and maintain existing partnerships with corporations, private companies, private foundations, educational institutions, and community-based organizations throughout FY2005. One of the CHA's most successful collaborations is The Partnership for New Communities (the Partnership), which was founded by the Chicago Community Trust and the John D. and Catherine T. MacArthur Foundation, in cooperation with the CHA. The Partnership supports public housing transformation by promoting neighborhood economic development and the growth of strong community institutions that will allow mixed-income communities to thrive. In FY2005, the Partnership will promote civic and corporate investment in communities affected by the Plan for Transformation, fund strategic studies to help identify economic and social service opportunities for community residents, and increase access to these opportunities.



Volunteers from the CHA, The Home Depot, and the not-for-profit group, KaBOOM!, worked with residents to build brand-new playgrounds at various CHA developments.



Young CHA residents enjoy a CHA Fun Day, co-sponsored by the CHA and Local Advisory Council presidents.

SOURCES AND USES OF FUNDS

CHA Funding Sources & Uses

Total sources and uses for the Agency in FY2005 are estimated at \$946.0 million. Below are narrative explanations for each line item:

Sources of Funding	FY2004 Revised Budget	FY2005 Proposed Budget	FY2005 Explanations
Rental Income/Public Housing	\$30,301,921	\$29,783,951	This figure is based on August year-to-date estimates for the properties annualized through December 2004.
Rental Income/City-State	1,061,719	806,907	This figure is based on August year-to-date estimates for the properties annualized through December 2004.
Non-dwelling Rentals/Public Housing	654,060	720,030	Includes rental income for 916/1000 S. Wabash location for FY2005.
Other Income	1,850,906	228,039	Includes income received by wireless service providers for the lease of CHA rooftops.
Administrative Income	5,089,771	28,790,438	Projected based on income earned for administering the Section 8 (HCV, Mod-Rehab, 11/B) Program and the Relocation Department in FY2005.
Investment Income	1,820,000	2,728,500	Projected based on historical portfolio balance multiplied by the current treasury security benchmarks.
Sub-total Rents and Other Income	40,778,377	63,057,865	
City-State Subsidies	5,827,866	\$5,178,001	Based on contract rent amounts for Housing Assistance assuming current occupancy levels.
Other Funding- Non-Capital	7,748,638	\$7,912,641	Includes funding expected to be received for City-State DCCA Grants, Summer Food Program, Department of Labor, Victim Assistance, Earnfare, Resident Opportunity Self Sufficiency, YouthBuild, and the Technology Opportunities Program (TOP).
Other Funding- Capital	9,840,165	8,261,720	Includes funds to redevelop three mixed-income sites (Lake Park Crescent, Jazz on the Boulevard, and Madden Park Homes/Ida B. Wells Homes) in the amount of \$5.6 million. Also included are DCCA Grants for the City-State properties in the amount of \$2.7 million.
Federal Operating Subsidies	170,361,409	\$161,362,331	Formula-based calculation in accordance with MTW Agreement. The CHA currently has 27,483 active units. The subsidy calculation is adjusted for 1,551 demolished units in FY2004. The formula assumes 1,500 units are demolished in FY2005. As of July, 759 units have been structurally demolished in FY2004.
HOPE VI Grants	57,476,582	\$66,372,544	Approximately \$66.4 million of HOPE VI funds are projected to be spent in FY2005. The funds will be used for demolition and relocation at ABLA, Cabrini-Green, Madden Park Homes/Ida B. Wells Homes, Robert Taylor, Rockwell Gardens, and Stateway Gardens properties.
Capital Fund Carryover	13,566,695	\$73,354,695	Carryover of \$73.4 million of prior year Capital Fund Grants.
Bond Proceeds	58,887,308	14,212,000	The CHA issued approximately \$300 million in Capital Program Revenue Bonds in FY2001. Proceeds of the Bonds have been used to accelerate the CHA's senior property rehabilitation plan. \$14.2 million will be spent from bond proceeds in FY2005 for senior rehabilitation.
Capital Fund Program	125,336,532	120,939,422	Based on an FY2004 award of \$120.9 million which includes Replacement Housing Factor funding of \$48.9 million.
Sub-total Grants and Subsidies	449,045,195	457,593,354	
Section 8 Grant	423,215,196	425,323,095	Estimated based upon 34,211 MTW vouchers, 10,116 demolition vouchers, 2,234 units in the Section 8 11(b) Program, and 1,770 units in the Moderate Rehabilitation Program.
Total Sources	\$913,038,768	\$945,974,314	

Uses of Funding	FY2004	FY2005	FY2005 Explanations
	Revised Budget	Proposed Budget	
Administrative Expenses	\$42,863,219	45,328,873	Includes staff for all central office support functions, related fringe benefits, and administrative sundry.
Operations & Capital Construction (Admin)	16,295,843	15,275,197	Includes administrative expenses for Operations Departments (Asset Management, Occupancy, Quality Control, Emergency Services), Capital Construction, and the Facilities Management Department.
Development (Admin)	4,152,123	3,833,675	Includes \$3.8 million in administrative expenses for the Office of Development Management.
Resident Services	12,594,748	13,243,274	Includes activities funded with CHA resources whose focus is on improving the lives of residents (e.g. Service Connector, CAC support, and Tenant Patrol). In addition, services funded from grants other than public housing (e.g. job training, Summer Food) are also included.
General Expense	9,884,750	9,389,585	Reflects centralized costs for the following: accounting & audit fees, telephone, insurance, terminal leave and interest expense.
Total Operating Expenses	85,790,683	87,070,604	
Utilities	36,472,012	33,721,942	Includes \$32.9 million for public housing and \$832,000 for City-State properties.
Safety & Security	16,060,000	16,150,170	Includes amounts provided to City of Chicago Police Department for targeted patrols and security expense for administrative facilities. Excludes amounts spent on contract guards at senior and family properties, which are included under Property Management.
Architectural & Engineering Fees	18,020,034	9,332,017	Fees for Architectural, Engineering, and Construction Management services associated with the CHA's Capital Plan.
Property Management	145,760,153	130,758,453	Includes \$5.2 million for City-State property expenses; and \$125.6 million in public housing property expenses.
Building Improvements	205,257,069	240,286,035	Reflects rehabilitation and redevelopment activities related to the Plan for Transformation.
Interest Expense	15,348,456	15,408,456	Debt service expense due on Capital Program Revenue Bonds for FY2005.
Total Property Expenses	436,917,724	445,657,073	
Contract Management Fees	21,301,855	23,370,022	Fees to private contractor to administer the Section 8 Housing Choice Voucher (HCV) Program.
Contract Monitoring	2,095,477	6,157,888	Includes salary, fringe, and sundry for contract monitoring staff.
Relocation & Supportive Services	33,342,424	34,605,078	Represents HOPE VI and Section 8 HCV funding for Relocation and Supportive Services.
Housing Assistance Payments	333,590,605	349,113,649	Estimated based on 34,211 MTW units, 1,770 vouchers in the Mod-Rehab Program, and 2,234 11(b) units under lease.
Total Section 8 Housing	390,330,361	413,246,637	
Total Uses	\$913,038,768	\$945,974,314	
Surplus/-Deficit	-	-	

Human Resources

Cheryl Straughter, Managing Director
A.Tish Mercer, Director
312.742.8500

Procurement and Contracts

Cheryl Straughter, Managing Director
Albert Murillo, Acting Director
312.742.9325

Latino Affairs

Veronica Alanis, Special Assistant to the CEO
312.742.2996

RESIDENT OWNED BUSINESSES WOMEN BUSINESS ENTERPRISES MINORITY BUSINESS ENTERPRISES DISADVANTAGED BUSINESS ENTERPRISES SECTION 3 WORKSHOPS HUMAN RESOURCES LATINO CONSENT DECREE RESIDENT OWNED BUSINESSES WOMEN BUSINESS ENTERPRISES MINORITY BUSINESS ENTERPRISES DISADVANTAGED BUSINESS ENTERPRISES SECTION 3 WORKSHOPS HUMAN RESOURCES
MANAGING THE PLAN FOR TRANSFORMATION
 DO YOU HAVE A VISION FOR **CHANGE?**





MANAGING THE PLAN FOR TRANSFORMATION

The Plan for Transformation has both short- and long- term goals that will convert the CHA from an owner and manager of public housing to a facilitator of housing opportunities for public housing residents and Housing Choice Voucher Program participants. One of the short-term goals is to reduce administrative costs and redirect CHA funding to those properties in need of both capital improvements and increased resident access to social services. The long-term goal of the Plan for Transformation is for the CHA to own high-quality housing units and provide financial assistance to private and not-for-profit organizations for the purpose of expanding housing and economic opportunities.

CHA ADMINISTRATIVE STAFF

The CHA has been able to complete the short-term goal of reducing administrative costs by transferring property management functions and supportive services to outside entities. In FY1999 and FY2000, all property management functions were transferred from the CHA to property management companies and resident management corporations. During this time, the CHA also began to transfer direct supportive services to contracted service providers, developers, property management companies, the Chicago Police Department, the Chicago Department on Aging, and the Chicago Department of Human Services. As a result, the CHA reduced its administrative staff from over 2,600 at the beginning of the Plan for Transformation to approximately 500 people.



The CHA honors the hard work and dedication of its employees at the CHA Employee Leadership Award Ceremony in FY2004.

In FY2005, the CHA will continue to maintain an administrative staff of approximately 500 people and will focus on promoting professional development for staff through the CHA's Learning Institute, as well as through external industry-related training and seminars. The Learning Institute will provide training on topics ranging from improving customer service to supervisory skills. Consistent with the CHA's commitment to professional development,

high-performing employees will be given opportunities to participate in specialized training courses to receive executive educational credits like project management. By promoting staff development, the CHA expects to further increase efficiency.

SECTION 3

The goal of the Section 3 Program is to ensure that low- and very low-income individuals are provided employment and other economic opportunities through contracts paid for with HUD funds. The CHA established a three-tier contract system for achieving the Section 3 Program goals. The contract amount and type determine within which tier(s) the contract falls.

- ***Tier 1: Hiring***

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

- ***Tier 2: Subcontracting***

For construction and maintenance contracts, 10% of the contract's total dollar amount must be contracted or sub-contracted with a Section 3 business. Similarly, for all other contract types, three percent of the total dollar amount must be contracted or sub-contracted with a Section 3 business.

- ***Tier 3: Other Economic Opportunities***

Companies that contract with the CHA can provide other economic opportunities by training or employing Section 3 individuals or by contributing to the CHA's Section 3 Compliance Fund. The value of the economic opportunity must equal or exceed five percent of the total dollar amount for trade and construction contracts. For all other contracts, the value must equal or exceed 1.5%.

The CHA provides residents with information on the Section 3 Program through the Central and Local Advisory Councils, the CHA's cable show "A Better Place," and periodic direct mailings.

Earn and Learn Program

The CHA Earn and Learn Program is designed to assist residents with their move toward economic independence. Through the program, participating corporate sponsors place CHA residents as interns at their company. The residents have an opportunity to build their skill sets, and they receive a stipend that the CHA pays from the Section 3 Compliance Fund. The program works to ease a resident's transition from



The CHA contracts with private companies who must comply with Section 3 Program requirements to perform repairs at a CHA property.

being non-employed to being gainfully employed. The program is also designed to assist participants who are interested in forming their own business. The CHA anticipates that its efforts will result in developing 25 new Section 3 businesses in FY2005.

RESIDENT-OWNED BUSINESSES

The CHA will continue its commitment to Resident Owned Businesses (ROBs) and anticipates entering into contracts worth a total of \$3 million in FY2005 for a number of goods and services, such as catering, building maintenance, and construction services.



Employees of a Resident Owned Business are hard at work at a CHA property.

To increase ROB opportunities for growth, the CHA will offer enhanced training and business opportunities during FY2005 through partnerships with public agencies, such as City Colleges of Chicago, and private companies. In addition, the CHA will continue to promote the “Six-Steps to Starting & Improving Your Business” series that navigates residents through the process of starting and maintaining a successful business. The training topics include developing a business plan, complying with legal requirements, financial planning (from acquiring a loan through bookkeeping), hiring, winning contracts, and sales and marketing.

MINORITY, WOMEN, AND DISADVANTAGED BUSINESS ENTERPRISES

The CHA encourages the creation and growth of Minority, Women, and Disadvantaged Business Enterprises (M/W/DBEs). The CHA reaches out to M/W/DBEs through its “How To Do Business with the CHA” training in an effort to increase awareness of opportunities to conduct business with the CHA and to ensure that qualified M/W/DBEs bid on and are awarded contracts. Moreover, all



The CHA holds information fairs for M/W/DBE, Section 3, and Resident Owned Businesses to increase awareness of opportunities to conduct business with the CHA.

construction and service contracts of \$25,000 or more must meet the appropriate level of M/W/DBE Program participation. Below are the FY2005 participation goals.

FY2005 M/W/DBE Participation Goals		
Contract Type	Contract Amount	Participation
Construction	\$25,000 - 200,000	25%
Construction	\$200,001 - 500,000	30%
Construction	\$500,001 - 1,000,000	35%
Construction	\$1,000,000 and greater	40%
Service and Supply & Delivery	\$25,000 and greater	20%

LATINO AFFAIRS

The CHA will continue increasing communication with and participation of Latino and Spanish-speaking households in public housing and the Housing Choice Voucher Program throughout FY2005. To that end, the CHA will continue to:

- Retain a full-time staff member to serve as the Liaison to the Latino community;
- Monitor and review compliance with the Latino Consent Decree;
- Maintain and fund Latino Site Offices for public housing residents, Housing Choice Voucher participants, and applicants; and
- Provide Spanish-speaking personnel and contract with bilingual service providers, as needed.



The CHA continues to increase communication about affordable housing opportunities with Latino and Spanish-speaking households. Here, CHA employees attend the CHA's Annual Latino Networking Breakfast.

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

CROSSWALK CONVERSION PLAN UPDATE DECONCENTRATION DEMOGRAPHICS DEMOLITION DISPOSITION ESTIMATED CAPITAL EXPENDITURES SENIOR DESIGNATED HOUSING PLAN UPDATE PUBLIC COMMENTS CERTIFICATIONS SUBMISSIONS REQUIRED FOR THE RECEIPT OF FUNDS PUBLIC AND RESIDENT NOTICE HOUSEHOLDS SERVED OCCUPANCY POLICIES CHANGES IN HOUSING STOCK SOURCES AND AMOUNTS OF FUNDS USES OF FUNDS CAPITAL PLANNING RENT COLLECTION WORK ORDERS PUBLIC HOUSING INSPECTIONS SECURITY MANAGEMENT INFORMATION FOR LEASED HOUSING FAMILY HOUSING SENIOR HOUSING HOUSING CHOICE VOUCHER WAIT LIST NON-DWELLING DEMOLITION ACTIVITY BOARD OF COMMISSIONERS RESOLUTION CROSSWALK CONVERSION PLAN UPDATE DECONCENTRATION DEMOGRAPHICS DEMOLITION DISPOSITION ESTIMATED CAPITAL EXPENDITURES SENIOR DESIGNATED HOUSING PLAN UPDATE PUBLIC COMMENTS CERTIFICATIONS SUBMISSIONS REQUIRED FOR THE RECEIPT OF FUNDS PUBLIC AND RESIDENT NOTICE HOUSEHOLDS SERVED OCCUPANCY POLICIES CHANGES IN HOUSING STOCK SOURCES AND AMOUNTS OF FUNDS USES OF FUNDS CAPITAL PLANNING RENT COLLECTION WORK ORDERS PUBLIC HOUSING INSPECTIONS SECURITY MANAGEMENT INFORMATION FOR LEASED HOUSING FAMILY HOUSING SENIOR HOUSING HOUSING CHOICE VOUCHER WAIT LIST NON-DWELLING DEMOLITION ACTIVITY BOARD OF COMMISSIONERS RESOLUTION CROSSWALK CONVERSION PLAN UPDATE DECONCENTRATION DEMOGRAPHICS DEMOLITION DISPOSITION ESTIMATED CAPITAL EXPENDITURES SENIOR DESIGNATED HOUSING PLAN UPDATE WAIT LIST CAPITAL PLANNING DO YOU HAVE A VISION FOR CHANGE?

APPENDICES

APPENDIX 1: CONVERSION PLAN UPDATE

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

FY2004 AND FY2005 DEMOLITION ACTIVITY FOR SECTION 202 DEVELOPMENTS

The CHA has no plans for demolition activity in FY2004 or FY2005 at the Washington Park High-Rises development. The demolition plans for the remaining developments in FY2004 and FY2005 is listed below.

Development Name/Address	Development Number	Total Number of Units	Number of Units by Bedroom					Year of Planned Demolition	
			0	1	2	3	4		5
Francis Cabrini Extension South									
412 W CHICAGO AVE	177	65	0	12	36	12	2	3	FY2005
862 N SEDGWICK ST	177	65	0	13	35	12	3	2	FY2005
911 N HUDSON AVE	177	65	1	12	35	12	2	3	FY2005
911 N SEDGWICK ST	177	68	0	9	28	28	2	1	FY2005
923 N SEDGWICK ST	177	68	0	9	29	28	2	0	FY2005
929 N HUDSON AVE	177	68	0	8	29	29	2	0	FY2005
939 N HUDSON AVE	177	68	0	9	27	27	2	3	FY2005
Robert Taylor Homes									
4037 S FEDERAL ST	180	157	0	4	28	93	32	0	FY2004
4946 S STATE ST	188	158	0	4	27	94	33	0	FY2004
4947 S FEDERAL ST	182	158	0	4	28	94	32	0	FY2004
4429 S FEDERAL ST	180	157	0	4	28	92	33	0	FY2005
Stateway Gardens									
3616 S STATE ST	119	132	1	18	55	54	2	2	FY2004

Development Name/Address	Development Number	Total Number of Units	Number of Units by Bedroom					Year of Planned Demolition	
			0	1	2	3	4		5
Rockwell Gardens									
2514 W VAN BUREN ST	98	140	0	12	49	75	4	0	FY2004
2517 W ADAMS ST	98	138	0	11	48	75	4	0	FY2005
2450 W MONROE ST	97	140	4	12	51	64	8	1	FY2005
2515 W JACKSON BLVD	96	140	4	12	47	73	4	0	FY2005
William Green Homes									
1230 N LARRABEE ST	176	134	0	6	42	59	18	9	FY2005
1340 N LARRABEE ST	176	144	0	8	44	65	17	10	FY2005
534 W DIVISION ST	176	144	0	8	44	64	18	10	FY2005
624 W DIVISION ST	176	134	0	6	42	59	17	10	FY2005
630 W EVERGREEN AVE	176	144	0	8	44	61	18	13	FY2005
660 W DIVISION ST	176	134	0	6	42	58	18	10	FY2005
714 W DIVISION ST	176	134	1	6	40	60	17	10	FY2005

MODIFICATIONS TO THE FY2004 RELOCATION SCHEDULE OF DEVELOPMENTS SUBJECT TO SECTION 202

Development Name/Address	Development Number	Total Number of Units	Number of Units by Bedroom					Revision	
			0	1	2	3	4		5
Francis Cabrini Extension South									
364 W OAK ST	177	65	0	12	36	12	2	3	Building closure has been moved from FY2004 to FY2006.
365 W OAK ST	177	65	0	12	36	12	2	3	Building closure has been moved from FY2004 to FY2006.

There are no modifications to the FY2004 relocation schedule for Robert Taylor Homes, Rockwell Gardens, Stateway Gardens, Washington Park High-Rises, and William Green Homes.

FY2005 RELOCATION SCHEDULE OF DEVELOPMENTS SUBJECT TO SECTION 202

There are no buildings scheduled for closure in FY2005 at the Stateway Gardens and Washington Park High-Rises developments. The building closures for FY2005 for the remaining developments subject to Section 202 are listed below.

Development Name/Address	Development Number	Total Number of Units	Number of Units by Bedroom					
			0	1	2	3	4	5
Francis Cabrini Extension South								
412 W CHICAGO AVE	177	65	0	12	36	12	2	3
862 N SEDGWICK ST	177	65	0	13	35	12	3	2
911 N HUDSON AVE	177	65	1	12	35	12	2	3
Robert Taylor Homes								
4429 S FEDERAL ST	180	157	0	4	28	92	33	0
Rockwell Gardens								
2450 W MONROE ST	97	140	4	12	51	64	8	1
2515 W JACKSON BLVD	96	140	4	12	47	73	4	0
William Green Homes								
1230 N LARRABEE ST	176	134	0	6	42	59	18	9
534 W DIVISION ST	176	144	0	8	44	64	18	10
624 W DIVISION ST	176	134	0	6	42	59	17	10
660 W DIVISION ST	176	134	0	6	42	58	18	10

FY2005 REPLACEMENT VOUCHERS

Per the Moving to Work (MTW) Agreement, the CHA is authorized to receive a replacement voucher for every public housing unit demolished by 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 FY2004, the CHA plans to demolish 745 units at Robert Taylor Homes, Rockwell Gardens, and Stateway Gardens and 1,414 units at all other CHA properties for a total of 2,159.

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 conducts public comment periods and hearings for the Annual Plan. The public comment period for the FY2005 Annual Plan (Plan for Transformation – Year 6) was September 14, 2004 through October 13, 2004. A public comment hearing was held on September 30, 2004 at the Harold Washington Public Library. Residents received flyers with their August 2004 rent statement notifying them of the FY2005 Annual Plan public comment period and hearing. Additionally, advertisements were also placed in three Chicago newspapers (*Chicago Sun-Times*, *El Día*, and *the Chicago Defender*).

APPENDIX 2: CROSSWALK

Per the Moving to Work (MTW) Agreement with HUD, the CHA is required to provide information on annual activities in several categories. The crosswalk below lists the requirements and their location within this document.

Category	Requirement	Location
Households Served	A. Number and characteristics of households served in the quarter prior to the Annual Plan submission.	Appendix 4: Public Housing Stock and Demographic Information Appendix 7: Housing Choice Voucher (HCV) Program and Wait List Demographic Information
	1. Include unit size, family type, income group, housing type, race, and ethnicity.	Appendix 4: Public Housing Stock and Demographic Information Appendix 7: Housing Choice Voucher (HCV) Program and Wait List Demographic Information
	B. Number and characteristics of households on wait lists. Wait list issues and proposed actions.	Appendix 5: Public Housing Wait Lists Demographic Information Appendix 7: Housing Choice Voucher (HCV) Program and Wait List Demographic Information
Occupancy Policies	A. Copy of current policies governing eligibility, selection, admissions, assignment, and occupancy, including admissions policy for deconcentration of lower-income families.	Chapter 5: Sustaining Viable Communities Appendix 3: Deconcentration
	B. Plans for changes in rent policy for following year.	Chapter 5: Sustaining Viable Communities
Relocation Updates	A. Plan for next year for relocation of residents.	Chapter 3: Transitioning Families to New Communities
Capital Improvements and Development (Annual and Five Year Projections)	A. Projected delivery of units in current year.	Chapter 1: Transforming Chicago's Public Housing
	B. Projected delivery of units through remainder of Plan for Transformation.	Chapter 1: Transforming Chicago's Public Housing
	C. Projected units under construction for current and next years.	Chapter 1: Transforming Chicago's Public Housing

Category	Requirement	Location
Capital Planning (Annual Basis)	A. Finance:	
	1. Describe major capital needs and projects, and estimated costs for next year by project.	Appendix 11: Estimated Capital Expenditures (by Development and Fund) Appendix 12: Public Housing Five-Year Capital Fund Program
	2. Identify planned capital expenditures for next year.	Appendix 11: Estimated Capital Expenditures (by Development and Fund) Appendix 12: Public Housing Five-Year Capital Fund Program
	B. Demolition and Disposition: Identify requests and activities for next year.	Appendix 8: Proposed Demolition Schedule Appendix 9: Proposed Non-Dwelling Structure Demolition Appendix 10: Disposition
	C. Update Section 202 Conversion Plan for next year.	Appendix 1: Conversion Plan Update
Management Information for Owned/Managed Units	D. Describe home ownership activities, if any.	Chapter 2: Connecting Families to Expanded Housing Options
	A. Work orders:	
	1. Emergency Work Orders goal;	Chapter 5: Sustaining Viable Communities
	2. Non-emergency Work-Orders goal; and	Chapter 5: Sustaining Viable Communities
	3. Outstanding Non-emergency Work Orders goal.	Chapter 5: Sustaining Viable Communities
	B. Inspections:	
	1. Goal for annual inspection of dwelling units; and	Chapter 5: Sustaining Viable Communities
	2. Goal for annual inspection of building systems.	Chapter 5: Sustaining Viable Communities
	C. Income Verification and Rent Calculation:	
	1. Goal for increased percent of correct income verification;	Chapter 5: Sustaining Viable Communities
	2. Goal for increased percent of correct rent calculation;	Chapter 5: Sustaining Viable Communities
	3. Goal for outstanding recertifications; and	Chapter 5: Sustaining Viable Communities
	4. Steps to reach goal.	Chapter 5: Sustaining Viable Communities
D. Other management goals for next year.	Chapter 5: Sustaining Viable Communities	

Category	Requirement	Location
Security	A. Narrative describing security issues and proposed actions. Details may include:	Chapter 5: Sustaining Viable Communities
	1. One-Strike activities and plans for coordination with local government on anti-crime activities.	Chapter 5: Sustaining Viable Communities
	2. Screen applicants - policy plans in the Admissions and Continued Occupancy Policy (ACOP) and plans for next year, if applicable.	Chapter 5: Sustaining Viable Communities
	3. Lease enforcement - policy and plans for lease enforcement related to security.	Chapter 5: Sustaining Viable Communities
Senior Designated Housing Plan Update	A. Per HUD agreement, include in the Annual Plan.	Appendix 13: Senior Designated Housing Plan Update
Resident Programs	A. CHA will propose initial goals and strategies in FY2004 Plan to measure success in self-sufficiency and related plans, especially targeted at mixed-income properties.	Chapter 3: Transitioning Families to New Communities Chapter 4: Supporting Economic and Social Self-Sufficiency
	B. Description of activities, issues, and proposed actions. Details may include:	Chapter 3: Transitioning Families to New Communities Chapter 4: Supporting Economic and Social Self-Sufficiency
	1. Economic self-sufficiency: Describe plans for the service delivery systems with Chicago Department of Human Services (CDHS).	Chapter 4: Supporting Economic and Social Self-Sufficiency
	2. Describe plans for job training, Section 3, and resident initiatives.	Chapter 4: Supporting Economic and Social Self-Sufficiency Chapter 7: Managing the Plan for Transformation
	3. Resident participation: describe plans.	Chapter 4: Supporting Economic and Social Self-Sufficiency Chapter 5: Sustaining Viable Communities Chapter 7: Managing the Plan for Transformation

Category	Requirement	Location
Management Information for Leased Housing	<i>Management information will be monitored for the vouchers allocated for lease-up in the Annual Plan.</i>	
	A. Leasing Information	
	1. Units projected to be under lease during next year, including allocated vouchers under the MTW Plan.	Chapter 2: Connecting Families to Expanded Housing Options
	2. Target lease-up rate at end of period.	Chapter 2: Connecting Families to Expanded Housing Options
	3. Plans regarding:	
	a. Ensuring rent reasonableness; and	Chapter 2: Connecting Families to Expanded Housing Options
	b. Expanding housing opportunities.	Chapter 2: Connecting Families to Expanded Housing Options
	B. Inspection Strategy	
	1. Results of strategy, including:	Chapter 2: Connecting Families to Expanded Housing Options
	a. Planned inspections to be completed by category.	Chapter 2: Connecting Families to Expanded Housing Options
	i. Annual HQS inspections;	Chapter 2: Connecting Families to Expanded Housing Options
	ii. Pre-contract HQS inspections; and	Chapter 2: Connecting Families to Expanded Housing Options
	iii. HQS Quality Control inspections.	Chapter 2: Connecting Families to Expanded Housing Options
	b. HQS Enforcement.	Chapter 2: Connecting Families to Expanded Housing Options
	<i>Lease strategy will provide information on the plans and progress to place all vouchers into service by the end of the Plan for Transformation.</i>	Chapter 2: Connecting Families to Expanded Housing Options
	C. Leasing strategy	
1. Description of plans and strategy to lease all replacement vouchers by the end of the Plan for Transformation.	Chapter 2: Connecting Families to Expanded Housing Options	

Category	Requirement	Location
Sources and Amounts of Funding	A. Identify and discuss all sources and amounts of funding included in consolidated budget statement.	Chapter 6: Maintaining Fiscal Responsibility
	B. Identify and discuss sources, amounts and planned uses of special purpose funds outside the consolidated budget (e.g. DEG).	Chapter 6: Maintaining Fiscal Responsibility
	C. Consolidated Budget Statement	Chapter 6: Maintaining Fiscal Responsibility
Uses of Funds	A. Planned expenditures by line item.	Chapter 6: Maintaining Fiscal Responsibility
	B. Description of proposed activities/investment by line item including explanation of changes from previous budgets.	Chapter 6: Maintaining Fiscal Responsibility
Other Information Required by HUD	A. Board Resolution:	
	1. Adopting Plan; and	Appendix 15: Certifications
	2. Certifying that Public Hearing requirements were met.	Appendix 14: Public Comments Appendix 15: Certifications
	B. Required certifications and other submission from which the Agency is not exempted by MTW.	Appendix 15: Certifications
	C. Submissions required for the receipt of funds.	Appendix 16: Submissions Required for the Receipt of Funds
D. Each year, CHA shall submit to HUD a formal written election describing how many Housing Choice Vouchers will be designated Block Grant Housing Choice Voucher units as opposed to HAP MTW Housing Choice Voucher units.	Appendix 2: Crosswalk The Authority requests HUD to consider 34,231 units HAP MTW Housing Choice Voucher units for FY2005.	

APPENDIX 3: DECONCENTRATION

The CHA seeks to deconcentrate poverty. In addition, HUD regulations require the CHA to promote the deconcentration of families in large developments that are not included in revitalization. HUD's deconcentration of poverty rules apply to family developments with more than 100 units that are not approved for demolition or conversion, and lack a HUD-approved, mixed-finance plan using HOPE VI or public housing funds approved prior to the date of the rule.

The deconcentration of poverty rules require the CHA to annually review the average income of applicable developments and determine if the development's average income falls above, within, or below the Established Income Range (EIR). The lower boundary of the CHA's Established Income Range (EIR) is 85% of the average income of the applicable developments (\$9,371 as of July 1, 2004) and the upper boundary is 80% of the Chicago Area Median Income as determined by HUD (\$20,880 for FY2004). The CHA must therefore create a deconcentration strategy for applicable developments with an average income outside of the EIR (\$9,371 - \$20,880).

Currently, there are no CHA developments with average incomes above the EIR. As the following tables illustrate, those CHA developments with average incomes below the EIR are currently in the planning stages of rehabilitation or redevelopment. Therefore, a large number of the residents living in these developments are participating in the relocation process and will soon move either to another public housing development or into the private market with a Housing Choice Voucher. The CHA incorporates deconcentration strategies in each development's final plans, including supportive services, incentives, and improved access to economic opportunities for its residents.

Developments with Average Incomes within the EIR (\$9,371 - 20,880)	
Development	Average Income*
Altgeld Gardens	\$ 9,830
Bridgeport Homes	\$ 9,593
Francis Cabrini Rowhouses	\$ 10,629
Governor Henry Horner Homes [Horner Annex (Adams & Wood), Scattered, and Westhaven]	\$ 18,048
Raymond A. Hilliard Center	\$ 11,431
Lakefront Homes	\$ 20,788
Lawndale Gardens	\$ 9,817
Lowden Homes	\$ 12,742
Murray Homes	\$ 9,893
Randolph Towers	\$ 9,637
Scattered Site-North Central	\$ 14,858
Scattered Site-North East	\$ 15,654
Scattered Site-South East	\$ 12,714
Scattered Site-South West	\$ 14,293
Scattered Site-West	\$ 10,980
Washington Park Low-Rises	\$ 11,641
Wentworth Gardens	\$ 10,751

Note: The average income of all developments subject to the rule is \$11,448.

*As of July 1, 2004

**Developments with Average Incomes Below the EIR
(\$9,371 - 20,880)**

Development	Average Income*	Explanation for Average Incomes Below the EIR
Francis Cabrini Extension South	\$ 7,728	The planning for the redevelopment of this site is in progress. See Chapter 1: Transforming Chicago's Public Housing for more information.
Dearborn Homes	\$ 8,456	Currently, the CHA is using this development as a temporary relocation resource. Planning for rehabilitation is in progress. The CHA will implement deconcentration strategies upon completion of rehabilitation and after all right of return options are satisfied.
Harold Ickes Homes	\$ 6,687	Currently, the CHA is using this development as a temporary relocation resource. Planning for rehabilitation is in progress. The CHA will implement deconcentration strategies upon completion of rehabilitation and after all right of return options are satisfied.
Lathrop Homes	\$ 8,192	As planning for the redevelopment or rehabilitation of this development continues, the CHA will include deconcentration strategies in the final plan.
LeClaire Courts Extension	\$ 8,806	The rehabilitation of this development will begin in FY2006. The CHA will implement deconcentration strategies upon completion of rehabilitation and after all right of return options are satisfied.
Robert Taylor Homes	\$ 7,379	This site is the recipient of two HOPE VI awards and plans include a mixed-income community. The working group has included deconcentration strategies in the final development plan which will be incorporated into the site's Tenant Selection Plan. Upon completion of new units, the CHA and the developer will implement these strategies.
Rockwell Gardens	\$ 6,436	Plans for the redevelopment of this site include a mixed-income community. The working group has included deconcentration strategies in the final development plan. Such strategies will be incorporated in the site's Resident Selection Plan. Upon the completion of new units, the CHA and the developer will implement these strategies.
Stateway Gardens	\$ 9,092	Plans for the redevelopment of this site include a mixed-income community. The working group has included deconcentration strategies in the final development plan. Such strategies will be incorporated in the site's Tenant Selection Plan. Upon the completion of new units, the CHA and the developer will implement these strategies.
Trumbull Park Homes	\$ 8,478	The rehabilitation of this development began in FY2004 and continues throughout FY2005. The CHA will implement deconcentration strategies upon completion of rehabilitation and after all right of return options are satisfied.
William Green Homes	\$ 6,910	The planning for the redevelopment of this site is in progress.

Note: The average income of all developments subject to the rule is \$11,448.

APPENDIX 4: PUBLIC HOUSING STOCK AND DEMOGRAPHIC INFORMATION

Family Housing Demographics as of July 1, 2004 from the CCS Database

Housing Stock & Occupancy

Total Units	19,084
Occupied Units	9,877
Total Number of Residents	29,368
Average Family Size	3.0

Unit Size (All Units)

0 Bedroom	110
1 Bedroom	3,030
2 Bedrooms	7,743
3 Bedrooms	6,560
4 Bedrooms	1,440
5 Bedrooms	197
6 Bedrooms	4
7+ Bedrooms	0

Gender (All Residents)

Female	18,495
Male	10,873

Senior Housing Demographics as of July 1, 2004 from the CCS Database

Housing Stock & Occupancy

Total Units	9,881
Occupied Units	6,345
Total Number of Residents	6,935
Average Family Size	1.1

Unit Size (All Units)

0 Bedroom	1,258
1 Bedroom	8,547
2 Bedrooms	75
3 Bedrooms	1
4 Bedrooms	0
5 Bedrooms	0
6 Bedrooms	0
7+ Bedrooms	0

Gender (All Residents)

Female	3,543
Male	3,391
Unknown	1

**Family Housing Demographics
as of July 1, 2004
from the CCS Database**

Age (All Residents)	
0-20 years old	16,430
21-61 years old	11,374
62 years old and over	1,564

Race & Ethnicity (All Residents)	
White	2,525
Black	26,619
Native/Alaskan	79
Asian/Pacific Islander	145
Other	0
Hispanic*	2,287

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

Annual Income Range (Number of Households) & Average Annual Household Income	
\$0-3,999	3,999
\$4,000-7,999	3,090
\$8,000-15,999	1,386
\$16,000-27,999	956
\$28,000-35,999	261
\$36,000 and greater	185
Average Annual Household Income	\$11,029

**Senior Housing Demographics
as of July 1, 2004
from the CCS Database**

Age (All Residents)	
0-20 years old	10
21-61 years old	1,455
62 years old and over	5,470

Race & Ethnicity (All Residents)	
White	2,014
Black	4,286
Native/Alaskan	71
Asian/Pacific Islander	526
Other	38
Hispanic*	488

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

Annual Income Range (Number of Households) & Average Annual Household Income	
\$0-3,999	2,222
\$4,000-7,999	2,621
\$8,000-15,999	1,394
\$16,000-27,999	96
\$28,000-35,999	7
\$36,000 and greater	5
Average Annual Household Income	\$8,832

**Family Housing Demographics
as of July 1, 2004
from the CCS Database**

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

Employed	3,593
SSI	3,297
Social Security	1,899
TANF*	1,312

*TANF includes AFDC, Earn Fare, and General Assistance

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

Annual income less than 30% of AMI	8,234
Annual income 30-50% of AMI	957
Annual income 51-80% of AMI	520
Annual income 81% or greater of AMI	166

**Senior Housing Demographics
as of July 1, 2004
from the CCS Database**

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

Employed	241
SSI	3,700
Social Security	3,811
TANF*	888

*TANF includes AFDC, Earn Fare, and General Assistance

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

Annual income less than 30% of AMI	6,039
Annual income 30-50% of AMI	249
Annual income 51-80% of AMI	52
Annual income 81% or greater of AMI	5

APPENDIX 5: PUBLIC HOUSING WAIT LISTS DEMOGRAPHIC INFORMATION

**Public Housing Wait Lists Demographics as of July 1, 2004
from the CCS Database**

Wait List	Total Applicants	Total Persons	Area Median Income (AMI)				Disabled
			Number of applicants with income <30% of AMI	Number of applicants with income 30-50% of AMI	Number of applicants with income 51-80% of AMI	Number of applicants with income 80% or greater of AMI	
Family Wait List	34,169	99,424	32,461	1,424	219	65	3,875
Senior Wait Lists	3,657	4,304	3,481	155	20	1	2,467
No Preference Wait List*	19,898	44,433	18,507	1,143	231	17	6,489
Total	57,724	148,161	54,449	2,722	470	83	12,831

Wait List	Race						Ethnicity
	White	Black	Indian/ Alaskan	Asian/ Pacific Islander	Other	Unknown	Hispanic**
Family Wait List	33,925	61,918	169	1,488	1,041	883	21,018
Senior Wait Lists	1,958	1,890	108	274	49	25	1,009
No Preference Wait List*	6,690	32,198	184	719	2,933	1,709	3,601
Total	42,573	96,006	461	2,481	4,023	2,617	25,628

* Applicants who did not indicate a preference for a type of housing development. The CHA allows these individuals to make their choice during their applicant screening interview.

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

APPENDIX 6: PUBLIC HOUSING OCCUPANCY BY DEVELOPMENT

Family Developments' Occupancy as of July 1, 2004 from the CCS Database			
Family Developments	Total Units	Occupied Units	Total Number of Residents
2450 W. MONROE	140	102	383
ABLA-ABBOTT ROWHOUSE	602	396	1,161
ABLA-ADDAMS HOMES	771	53	150
ABLA-BROOKS HOMES	330	324	740
ALTGELD GARDENS	1,498	938	2,928
BRIDGEPORT HOMES	136	49	150
CABRINI EXTENSION NORTH	337	66	187
CABRINI EXTENSION SOUTH	597	289	831
CABRINI ROWHOUSE	586	378	983
DEARBORN HOMES	800	417	1,133
DOMAIN LOFTS	16	13	14
HILLIARD CENTER	173	53	148
HORNER - WESTHAVEN	326	298	993
HORNER (SCATTERED)	46	44	158
HORNER ANNEX (ADAMS & WOOD)	91	84	208
HORNER HOMES	645	187	529
ICKES HOMES	738	437	1,320
LAKEFRONT-3939 S. LAKE PK	150	119	290
LAKEFRONT-3983 S. LAKE PK	150	126	310
LANGSTON	30	27	70
LATHROP HOMES	925	460	969
LAWNDALE GARDENS	125	94	290
LECLAIRE COURTS EXT.	300	207	668
LOWDEN HOMES	128	50	130

**Family Developments' Occupancy as of July 1, 2004
from the CCS Database**

Family Developments (cont'd)	Total Units	Occupied Units	Total Number of Residents
MADDEN PARK HOMES	34	26	100
MOHAWK NORTH	16	14	35
MOHAWK PARTNER	5	5	16
MURRAY HOMES	500	233	587
NORTH TOWN VILLAGE	39	0	0
OLD TOWN SQUARE	16	11	24
OLD TOWN VILLAGE EAST I	7	1	3
OLD TOWN VILLAGE EAST II	4	1	3
OLD TOWN VILLAGE WEST	16	0	0
ORCHARD PARK	13	1	3
QUINCY	27	1	2
RANDOLPH TOWERS	155	98	356
RENAISSANCE NORTH	18	14	32
ROCKWELL GARDENS	426	79	276
SCATTERED SITE NORTH CENTRAL	1,162	924	3,102
SCATTERED SITE NORTH EAST	606	541	1,694
SCATTERED SITE SOUTH EAST	572	435	1,427
SCATTERED SITE SOUTH WEST	306	228	790
SCATTERED SITE WEST	335	176	626
STATEWAY	230	77	183
TAYLOR HOMES	629	200	726
TRUMBULL PARK HOMES	454	130	258
WASHINGTON PARK	390	164	576
WELLS EXTENSION-PRIVATE	390	216	583
WELLS HOMES	1,541	424	999
WENTWORTH GARDENS	422	151	323
WESTHAVEN PARK	29	19	63
WILLIAM GREEN HOMES	1,102	497	1,838
TOTAL	19,084	9,877	29,368

**Senior Developments' Occupancy as of July 1, 2004
from the CCS Database**

Senior Developments	Total Units	Occupied Units	Total Number of Residents
150 S. CAMPBELL	126	34	34
4227 S. OAKENWALD	124	60	62
4250 S. PRINCETON	339	145	151
49TH & LANGLEY APT	174	102	103
64TH & YALE APTS	224	170	173
69TH & SO. CHGO. APT	125	64	66
9141 & CHGO. APT	149	100	105
9177 S. CHGO. APT	149	103	108
ALBANY	350	230	244
ARMOUR SQUARE ANNEX	194	99	103
ARMOUR SQUARE APTS.	198	126	136
BRIDGEPORT ELDERLY	14	13	13
BRITTON/BUDD APTS	173	88	97
CALLNER	151	120	132
CAMPBELL APTS	165	56	58
CASTLEMAN APTS	201	164	196
CLARK & IRVING ANNEX	97	73	83
CLARK & IRVING APTS	260	199	238
CLARK & WEBSTER APT	100	67	70
DICKENS & BURLING APT	138	104	114
ECKHART	181	147	160
ECKHART ANNEX	218	184	196
FISHER APTS	200	131	160
FLANNERY APTS	252	94	100
FRANKLIN/DRAKE	157	108	116
GARFIELD	151	129	136
GREEN APTS	154	91	96

**Senior Developments' Occupancy as of July 1, 2004
from the CCS Database**

Senior Developments (cont'd)	Total Units	Occupied Units	Total Number of Residents
HILLIARD	182	2	2
HILLIARD SENIOR	180	64	66
JUDGE SLATER ANNEX	203	165	172
JUDGE SLATER APTS	204	163	174
KENMORE APTS	136	64	73
LARRABEE SENIOR APT	86	54	61
LASALLE/DIVISION	269	202	212
LAWRENCE APTS	193	74	78
LINC & SHEFF ANNEX	206	116	123
LINCOLN & PERRY ANNEX	183	131	133
LINCOLN & PERRY APTS	267	174	185
LINCOLN & SHEFFIELD	188	111	118
LOYOLA & RIDGE APT	181	145	183
PARKSIDE APTS	169	165	179
PARKVIEW	181	110	112
POMEROY APTS	120	73	94
RACINE	212	118	123
SCHNEIDER APTS	179	143	175
SHERIDAN & DEVON	450	281	319
SHERIDAN & LELAND	235	205	248
SHIELDS	116	97	125
SULLIVAN	482	286	304
TRUMBULL-YATES APTS	28	11	11
WASHINGTON PARK (ELDERLY)	22	20	21
WASHINGTON PARK APTS	92	60	64
WICKER ANNEX	121	107	110
WICKER PARK	116	98	109
WILLIAM JONES	116	105	111
TOTAL	9,881	6,345	6,935

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

Demographics of Current HCV Program Participants as of June 30, 2004 from CHAC, Inc.

Total HCV Program Participants			103,633
	Heads of Household	Other Household Members	Total
Age			
62 years old and older	5,154	688	5,842
Under 62 years old	30,716	67,073	97,789
Unknown/Pending	2	0	2
Race			
White	5,106	7,857	12,963
Black	30,647	59,743	90,390
Other	107	129	236
Unknown/Pending	12	32	44
Ethnicity			
Hispanic	4,147	7,375	11,522
Non-Hispanic	31,718	60,369	92,087
Unknown/Pending	7	17	24
Disabled Population			
Handicapped/Disabled	11,963	4,453	16,416

Demographics of Current HCV Program Participants as of June 30, 2004 from CHAC, Inc.

Bedroom Breakdown		Total
0 Bedroom		1,654
1 Bedroom		4,915
2 Bedrooms		10,468
3 Bedrooms		12,986
4 Bedrooms		4,131
5 Bedrooms		1,317
6 Bedrooms		304
7 Bedrooms		71
8 + Bedrooms		24
Unknown/Pending		2
Rent and Payments		Total
Average contract rent		\$926
Average Housing Assistance Payment		\$754
Average total tenant payment		\$222
Income		Total
Average gross annual income		\$8,087
Average adjusted annual income		\$8,865
Percentage of households with wage income		29%
Percentage of households with > 50% of income derived from wages		29%
Households with annual income above 30% of Area Median Income		4,427
Households with annual income below 30% of Area Median Income		31,443
Unknown/Pending		2

**Demographics of HCV Program General Wait List Applicants
as of June 30, 2004
from CHAC, Inc.**

Total Heads of Household on HCV Wait List	9,692
	Heads of Household
Age	
62 years old and older	733
Under 62 years old	8,959
Unknown/Pending	0
Race	
White	1,264
Black	8,095
Other	51
Unknown/Pending	282
Ethnicity	
Hispanic	1,144
Non-Hispanic	8,366
Unknown/Pending	182
Disabled Population	
Handicapped/Disabled	1,805

APPENDIX 8: PROPOSED DEMOLITION SCHEDULE

Proposed Demolition Schedule FY2005 Annual Plan

Address	FY2004 (Year 5)				FY2005 (Year 6)	FY2006 (Year 7)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Grace Abbott Homes High-Rises							
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
Subtotal:	150	0	0	150	450	0	600
Grace Abbott Homes Rowhouses							
1251 W 14TH ST				0		4	4
1259 W 14TH ST				0		4	4
1416 S BLUE ISLAND AVE				0		12	12
1428 S BLUE ISLAND AVE				0		4	4
1436 S BLUE ISLAND AVE				0		2	2
1440 S BLUE ISLAND AVE				0		4	4
1448 S BLUE ISLAND AVE				0		2	2
1452 S BLUE ISLAND AVE				0		4	4
1401 S THROOP ST				0		4	4

^ Footnotes

Jane Addams Homes: Subject to state historic preservation requirements.

Governor Henry Horner Homes: Subject to Agreed Order requirements.

Francis Cabrini Extension North: Subject to Consent Decree requirements.

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

^^Demolition complete means the structural demolition is completed. Demolition started means structural demolition has started. All information is as of July 31, 2004.

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

**Proposed Demolition Schedule
FY2005 Annual Plan**

Address	FY2004 (Year 5)				FY2005 (Year 6)	FY2006 (Year 7)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Grace Abbott Homes Rowhouses (cont'd)							
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 AVE				0		4	4
1440 W WASHBURNE AVE				0		6	6
1452 W WASHBURNE AVE				0		6	6

**Proposed Demolition Schedule
FY2005 Annual Plan**

Address	FY2004 (Year 5)				FY2005 (Year 6)	FY2006 (Year 7)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Grace Abbott Homes Rowhouses (cont'd)							
1510 W WASHBURNE AVE				0		6	6
1522 W WASHBURNE AVE				0		4	4
1537 W WASHBURNE AVE				0		6	6
1530 W WASHBURNE AVE				0		4	4
Subtotal:	0	0	0	0	0	168	168
Jane Addams Homes^							
1255 W TAYLOR ST				0	63		63
1269 W CABRINI ST			34	34			34
902 S ADA ST				0		24	24
917 S ADA ST				0	41		41
1207 W CABRINI ST	15			15			15
1231 W CABRINI ST	15			15			15
1261 W CABRINI ST	24			24			24
822 S LYTTLE ST		38		38			38
844 S LYTTLE ST			32	32			32
1248 W TAYLOR ST				0	38		38
829 S ADA ST			28	28			28
1250 W TAYLOR ST				0		10	10
1300 W TAYLOR ST				0		10	10
916 S LYTTLE ST				0		8	8

**Proposed Demolition Schedule
FY2005 Annual Plan**

Address	FY2004 (Year 5)				FY2005 (Year 6)	FY2006 (Year 7)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Jane Addams Homes^ (cont'd)							
860 S LYTLE ST				0		8	8
901 S ADA ST				0		8	8
845 S ADA ST				0		8	8
Subtotal:	54	38	94	186	142	76	404
Francis Cabrini Extension North^							
1121 N LARRABEE ST			65	65			65
1015-17 N LARRABEE ST				0	136		136
1159-61 N LARRABEE ST				0	136		136
Subtotal:	0	0	65	65	272	0	337
Francis Cabrini Extension South							
364 W OAK ST				0		65	65
929 N HUDSON AVE				0	68		68
939 N HUDSON AVE				0	68		68
365 W OAK ST				0		65	65
911 N SEDGWICK ST				0	68		68
923 N SEDGWICK ST				0	68		68
412 W CHICAGO AVE				0	65		65
911 N HUDSON AVE				0	65		65
862 N SEDGWICK ST				0	65		65
Subtotal:	0	0	0	0	467	130	597

**Proposed Demolition Schedule
FY2005 Annual Plan**

Address	FY2004 (Year 5)				FY2005 (Year 6)	FY2006 (Year 7)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
William Green Homes							
630 W EVERGREEN AVE				0	144		144
1340 N LARRABEE ST				0	144		144
534 W DIVISION ST				0	144		144
624 W DIVISION ST				0	134		134
660 W DIVISION ST				0	134		134
714 W DIVISION ST				0	134		134
1230 N LARRABEE ST				0	134		134
1230 N BURLING ST				0		134	134
Subtotal:	0	0	0	0	968	134	1,102
Governor Henry Horner Homes^							
1850 W WASHINGTON ST			65	65			65
1943 W LAKE ST				0		65	65
1936 W WASHINGTON ST				0		65	65
1900 W WASHINGTON ST			65	65			65
1920 W WASHINGTON ST			65	65			65
141 WOLCOTT AVE/1847 LAKE ST			231	231			231
Subtotal:	0	0	426	426	0	130	556

**Proposed Demolition Schedule
FY2005 Annual Plan**

Address	FY2004 (Year 5)				FY2005 (Year 6)	FY2006 (Year 7)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Rockwell Gardens							
2514 W VAN BUREN ST	140			140			140
2517 W ADAMS ST				0	138		138
2515 W JACKSON BLVD				0	140		140
2450 W MONROE ST				0	140		140
Subtotal:	140	0	0	140	418	0	558
Robert Taylor Homes							
4947 S FEDERAL ST			158	158			158
4037 S FEDERAL ST	157			157			157
4946 S STATE ST	158			158			158
4429 S FEDERAL ST				0	157		157
5135 S FEDERAL ST				0		157	157
Subtotal:	315	0	158	473	157	157	787
Stateway Gardens							
3651 S FEDERAL ST				0		230	230
3616 S STATE ST	132			132			132
Subtotal:	132	0	0	132	0	230	362

**Proposed Demolition Schedule
FY2005 Annual Plan**

Address	FY2004 (Year 5)				FY2005 (Year 6)	FY2006 (Year 7)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Washington Park Low-Rises^							
6127-41 S CALUMET AVE			8	8			8
6145-59 S CALUMET AVE			8	8			8
4212 S WABASH AVE			12	12			12
4216 S WABASH AVE			12	12			12
4220 S WABASH AVE			12	12			12
4224 S WABASH AVE			12	12			12
4400-02 S ST LAWRENCE AVE					12		12
3909 S INDIANA AVE				0	4		4
4016-4018 S PRAIRIE AVE			12	12			12
Subtotal:	0	0	76	76	16	0	92
Randolph Towers							
6217 S CALUMET AVE				0		155	155
Subtotal:	0	0	0	0	0	155	155
Madden Park Homes							
740 E 37TH ST				0	6		6
3640 S ELLIS AVE				0	4		4
3808 S LAKE PARK AVE				0	6		6
3814 S LAKE PARK AVE				0	6		6
3822 S LAKE PARK AVE				0	6		6
3830 S LAKE PARK AVE				0	6		6
Subtotal:	0	0	0	0	34	0	34

**Proposed Demolition Schedule
FY2005 Annual Plan**

Address	FY2004 (Year 5)				FY2005 (Year 6)	FY2006 (Year 7)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Ida B. Wells Homes							
3740-3756 S COTTAGE GROVE AVE			12	12			12
647-655 E 37TH PL./650-658 E 38TH ST			19	19			19
657-665 E 37TH PL/660-668 E 38TH ST			12	12			12
670-686 (674) E 38TH ST			12	12			12
701-709 E 37TH PL			6	6			6
710-726 (714) E 38TH ST			12	12			12
725 E 37TH PL/728 E 38TH ST			12	12			12
735-743 E 37TH PL/738-746 E 38TH ST			12	12			12
748-758 E 38TH ST			6	6			6
757 E 37TH PL/760 E 38TH ST			12	12			12
767-777 (773) E 37TH PL			9	9			9
770-774 (772) E 38TH ST			3	3			3
776-786 E 38TH ST			6	6			6
700-708 (704) E 38TH ST			6	6			6
667 E 37TH PL			6	6			6
679 E 37TH PL/688 E 38TH ST			12	12			12
713 E 37TH PL			6	6			6
745 E 37TH PL			6	6			6
779 E 37TH PL			4	4			4
679-693 E 37TH ST			10	10			10

**Proposed Demolition Schedule
FY2005 Annual Plan**

Address	FY2004 (Year 5)				FY2005 (Year 6)	FY2006 (Year 7)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Ida B. Wells Homes (cont'd)							
3709 S VINCENNES AVE			10	10			10
3726 S COTTAGE GROVE AVE			12	12			12
3741 S VINCENNES AVE			12	12			12
3809 S VINCENNES AVE			12	12			12
3841 S VINCENNES AVE			12	12			12
600 E 39TH ST			6	6			6
601 E 37TH PL			6	6			6
601 E 38TH PL			4	4			4
601 E 38TH ST			4	4			4
605 E 37TH ST			10	10			10
606 E 38TH PL			6	6			6
606 E 38TH ST			6	6			6
617 E 38TH PL			6	6			6
618-620 E 38TH ST			12	12			12
610 E 37TH PL			4	4			4
612 E 39TH ST			6	6			6
618 E 38TH PL/609 E 38TH ST			12	12			12
627 E 38TH PL			6	6			6
624/630 E 37TH PL			12	12			12
629 E 38TH ST/636 E 38TH PL			12	12			12

**Proposed Demolition Schedule
FY2005 Annual Plan**

Address	FY2004 (Year 5)				FY2005 (Year 6)	FY2006 (Year 7)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Ida B. Wells Homes (cont'd)							
620-624 E 39TH ST			6	6			6
620 E 38TH ST			7	7			7
623 E 37TH ST			10	10			10
633 E 37TH PL			6	6			6
632 E 38TH ST			6	6			6
629 E 38TH PL			6	6			6
630 E 39TH ST			6	6			6
631 E 38TH ST			6	6			6
635 E 37TH PL			6	6			6
638 E 38TH PL			6	6			6
638 E 38TH ST			6	6			6
640 E 37TH PL			4	4			4
647 E 38TH PL			6	6			6
642 E 39TH ST			6	6			6
649 E 37TH ST			4	4			4
651 E 38TH ST/650-58 E 38TH PL			12	12			12
657 E 37TH ST			4	4			4
659 E 37TH ST			10	10			10
720 E 37TH PL			4	4			4
734 E 37TH PL			12	12			12

**Proposed Demolition Schedule
FY2005 Annual Plan**

Address	FY2004 (Year 5)				FY2005 (Year 6)	FY2006 (Year 7)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Ida B. Wells Homes (cont'd)							
750 E 37TH PL			4	4			4
3841 S RHODES AVE				0		12	12
505 E 38TH PL				0		12	12
504-508 E 38TH ST				0		34	34
500-510 E 39TH ST				0		6	6
511 E 38TH ST				0		28	28
512 E 39TH ST				0		6	6
521 E 38TH PL				0		6	6
521 E 38TH ST/520 E 38TH PL				0		29	29
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 ST				0		6	6
533 E 38TH PL				0		12	12
545 E 38TH ST/560 E 38TH PL				0		30	30
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

**Proposed Demolition Schedule
FY2005 Annual Plan**

Address	FY2004 (Year 5)				FY2005 (Year 6)	FY2006 (Year 7)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Ida B. Wells Homes (cont'd)							
3820 S VINCENNES AVE				0		18	18
3858 S VINCENNES AVE				0		12	12
531 E 37TH ST				0		6	6
544 E 39TH ST				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 ST				0		4	4
3709 S RHODES AVE				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		36	36
521 E 37TH ST				0		5	5
518 E 37TH PL				0		5	5
529 E 37TH ST				0		5	5

**Proposed Demolition Schedule
FY2005 Annual Plan**

Address	FY2004 (Year 5)				FY2005 (Year 6)	FY2006 (Year 7)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Ida B. Wells Homes (cont'd)							
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		9	9
554 E 37TH PL				0		5	5
562 E 37TH PL				0		5	5
570 E 37TH PL				0		12	12
577 E 37TH ST				0		5	5
585 E 37TH ST				0		5	5
587 E 37TH ST				0		6	6
421 E 37TH ST				0		24	24
408 E 39TH ST				0		24	24
3707 S DR MARTIN LUTHER KING DRIVE				0		16	16
3721 S DR MARTIN LUTHER KING DRIVE				0		32	32
3723 S DR MARTIN LUTHER KING DRIVE				0		40	40
3741 S DR MARTIN LUTHER KING DRIVE				0		40	40

**Proposed Demolition Schedule
FY2005 Annual Plan**

Address	FY2004 (Year 5)				FY2005 (Year 6)	FY2006 (Year 7)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Ida B. Wells Homes (cont'd)							
3743 S DR MARTIN LUTHER KING DRIVE				0		40	40
3761 S DR MARTIN LUTHER KING DRIVE				0		40	40
3801 S DR MARTIN LUTHER KING DRIVE				0		40	40
3821 S DR MARTIN LUTHER KING DRIVE				0		40	40
3823 S DR MARTIN LUTHER KING DRIVE				0		40	40
3841 S DR MARTIN LUTHER KING DRIVE				0		40	40
3843 S DR MARTIN LUTHER KING DRIVE				0		32	32
3852 S VERNON AVE				0		16	16
Subtotal:	0	0	490	490	0	1,080	1,570
Ida B. Wells Extension							
540 E 36TH ST				0		65	65
574 E 36TH ST				0		65	65
559 E BROWNING AVE				0		65	65
511 E BROWNING AVE				0		65	65
527 E BROWNING AVE				0		65	65
575 E BROWNING AVE				0		65	65
Subtotal:	0	0	0	0	0	390	390

**Proposed Demolition Schedule
FY2005 Annual Plan**

Address	FY2004 (Year 5)				FY2005 (Year 6)	FY2006 (Year 7)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
Bridgeport Homes^^^							
3101-3113 S GREEN ST/816-120 W 32ND ST	7			7			7
3147-3161 S GREEN ST	7			7			7
816-820 W 32ND ST	2			2			2
815 W 31ST ST	1			1			1
3129 S GREEN ST	1			1			1
3131 S GREEN ST	1			1			1
3177 S GREEN ST	1			1			1
3179 S GREEN ST	1			1			1
Subtotal:	21	0	0	21	0	0	21
Scattered Site Housing							
5557 W CONGRESS PKWY				0	3		3
6238 S HERMITAGE AVE				0	2		2
Subtotal:	0	0	0	0	5	0	5
Grand Totals	812	38	1,309	2,159	2,929	2,650	7,738

APPENDIX 9: PROPOSED NON-DWELLING STRUCTURE DEMOLITION

The following non-dwelling structures are planned for demolition in FY2005 as part of the revitalization plan for the redevelopment sites.

Detailed Listing of Proposed Non-Dwelling Demolition Activity for FY2005		
Development	Address	Description
Governor Henry Horner Homes	141 NORTH WOLCOTT AVE/1847 WEST LAKE ST	Heating Plant
Governor Henry Horner Homes	1832 WEST WASHINGTON BLVD	James "Major" Adams Youth and Family Academy
Governor Henry Horner Homes	1834 WEST WASHINGTON BLVD	Management Office and Maintenance Building
Robert Taylor Homes	4630 SOUTH FEDERAL ST	Elevator Division
Robert Taylor Homes	100 WEST 47TH ST	Heating Plant
Robert Taylor Homes	3950 SOUTH STATE ST	Community Building
Rockwell Gardens	212 SOUTH CAMPBELL ST	Heating Plant
Rockwell Gardens	2500 WEST JACKSON BLVD	Management Office
Rockwell Gardens	2540 WEST JACKSON BLVD	Community Center

APPENDIX 10: PROPOSED DISPOSITION

Disposition of CHA property is required in most of the redevelopment plans for new mixed-income communities. Property disposition may include parcels of land for the creation of new streets, parks, and community centers. Also included in disposition are long-term ground leases, except for land that will provide home ownership opportunities. HUD requires the CHA to list all potential dispositions. These potential dispositions are subject to change through future planning throughout FY2005.

Detailed Listing of Potential Property Disposition Activity for FY2005					
Development	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition
Francis Cabrini Extension North	Division Street	Elm Street	-	-	Creation of Hudson Street
Francis Cabrini Extension North	Division Street	Oak Street	Sedgwick Street	Larrabee Street	Ground Lease
Fountain View	-	Douglas Boulevard	-	Independence Boulevard	Ground Lease
Governor Henry Horner Homes	-	-	Wood Street	Wolcott Avenue	Dedication of Alley
Governor Henry Horner Homes	Lake Street	Maypole Avenue	-	-	Dedication of Alley
Governor Henry Horner Homes	Maypole Street	Washington Boulevard	-	-	Dedication of Alley
Lakefront Replacement Housing	40th Street	42nd Place	Oakenwald Avenue	Lake Park Avenue	Ground Lease
Madden Park	38th Street	39th Street	Cottage Grove	Vincennes Avenue	Ground Lease
Rockwell Gardens	Madison Street	Van Buren Street	Western Avenue	Rockwell Street	Ground Lease

Detailed Listing of Potential Scattered Site/Non-Dwelling Property Disposition Activity for FY2005		
Development/Region	Address	Type of Disposition
North Central	3045 West Franklin Boulevard	Ground Lease
North Central	442 North Whipple Street	Ground Lease
North Central	443 North Albany Avenue	Ground Lease
North Central	3600 South Vincennes Avenue	Offer for Sale
Rockwell Gardens	150 South Western Avenue	Land Exchange

APPENDIX 11: ESTIMATED CAPITAL EXPENDITURES (BY DEVELOPMENT AND FUND)

FY2005 Capital Program
Estimated Capital Expenditures (By Development and Fund)

Category I - PRE MTW Commitments	HOPE VI Revitalization	Capital Fund FY2004 Grant	Capital Fund (Prior Year Grant)	Other Federal Funding	City-State Properties	Hope VI Demolition	TOTALS
Governor Henry Horner Homes	5,465,471.00	1,678,000.00					7,143,471.00
Francis Cabrini Homes Extension	1,106,667.00						1,106,667.00
ABLA	14,573,124.00	2,626,626.00				552,894.00	17,752,644.00
Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes	7,520,823.00	912,000.00		834,979.00		8,698,325.00	17,966,127.00
North Lawndale		443,723.00	558,994.00				1,002,717.00
Raymond M. Hilliard Center			14,793,593.00				14,793,593.00
Lakefront Replacement Housing/Jazz on the Boulevard			4,243,783.00	4,760,093.00			9,003,876.00
Sub-Totals	28,666,085.00	5,660,349.00	19,596,370.00	5,595,072.00	-	9,251,219.00	68,769,095.00
Category 2 - Senior Developments	-	-	12,449,081.00	-	-	-	12,449,081.00
Category 3 - Scattered Sites	-	11,701,081.00	1,762,919.00	-	-	-	13,464,000.00
Category 4 - Non-Section 202 Family Properties							
Washington Park Low-Rises		7,688,804.00					7,688,804.00
Bridgeport Homes		6,567,441.00					6,567,441.00
Wentworth Gardens		12,465,971.00					12,465,971.00
Lowden Homes		8,280,477.00					8,280,477.00
CHA-wide		2,521,362.00					2,521,362.00
Sub-Totals	-	37,524,055.00	-	-	-	-	37,524,055.00

**FY2005 Capital Program
Estimated Capital Expenditures (By Development and Fund)**

Category 5 - Section 202 Properties	HOPE VI Revitalization	Capital Fund FY2004 Grant	Capital Fund (Prior Year Grant)	Other Federal Funding	City-State Properties	Hope VI Demolition	TOTALS
Trumbull Park Homes		15,000,000.00					15,000,000.00
Altgeld Gardens and Phillip Murray Homes		22,159,700.00					22,159,700.00
Rockwell Gardens	7,467,988.00	201,791.00				3,423,809.00	11,093,588.00
Robert Taylor Homes	11,602,328.00					2,773,780.00	14,376,108.00
Stateway Gardens		8,698,200.00	5,902,514.00			55,200.00	14,655,914.00
CHA-wide		4,077,155.00					4,077,155.00
Sub-Totals	19,070,316.00	50,136,846.00	5,902,514.00	-	-	6,252,789.00	81,362,465.00
TOTAL	47,736,401.00	105,022,331.00	39,710,884.00	5,595,072.00	-	15,504,008.00	213,568,696.00
City-State Properties					2,666,648.00		2,666,648.00
CHA-wide			17,663,422.00				17,663,422.00
Interest Expense		15,408,456.00					15,408,456.00
Environmental Remediation			4,592,180.00	11,127,106.00			15,719,286.00
GRAND TOTAL	47,736,401.00	120,430,787.00	61,966,486.00	16,722,178.00	2,666,648.00	15,504,008.00	265,026,508.00

APPENDIX 12: PUBLIC HOUSING FIVE-YEAR CAPITAL FUND PROGRAM

Public Housing Five-Year Capital Fund Program							
	Total CHA Capital	FY2003	YEAR 1 FY2004	YEAR 2 FY2005	YEAR 3 FY2006	YEAR 4 FY2007	YEAR 5 FY2008
Sources of Funds							
Capital Funds Received	621,275,954	130,000,000	125,336,532	120,939,422	125,000,000	125,000,000	125,000,000
HOPE VI Grants	212,865,582	9,620,816	33,499,472	47,736,401	47,104,773	52,030,043	32,494,893
HOPE VI Demolition	25,960,403	11,663,615	7,004,233	15,504,008	3,452,162	0	0
Debt Service Reserve Earnings	8,905,000	1,781,000	1,781,000	1,781,000	1,781,000	1,781,000	1,781,000
Bond Proceeds	73,099,308	37,874,959	58,887,308	14,212,000	0	0	0
Other Funding	21,699,761	3,148,738	6,405,627	5,595,072	8,072,064	514,778	1,112,220
Capitalized and Accrued Interest	0	0	0	0	0	0	0
City-State	25,687,760	296,495	5,392,572	13,195,225	7,099,963	0	0
General Fund Contributions	236,980,216	651,796	8,815,908	11,127,106	84,175,967	44,155,623	88,705,612
Projected Capital Fund Carryover		115,089,118	71,173,802	79,694,647	7,704,120	0	0
Total Sources	1,226,473,983	310,126,536	318,296,453	309,784,881	284,390,049	223,481,444	249,093,725
Uses of Funds							
Category 1: Existing Redevelopment Commitments	246,393,292	41,703,029	40,132,038	68,769,095	68,243,399	32,114,159	37,134,601
Category 2: Senior Housing	109,992,479	82,300,624	64,052,898	10,939,581	26,400,000	8,600,000	0
Category 3: Scattered Sites	22,358,942	24,256,167	10,118,942	12,240,000	0	0	0
Category 4: Non-202 Family Properties	127,593,548	10,394,092	12,935,461	35,002,693	22,927,256	18,897,243	37,830,895
Category 5a: 202 Family Properties	214,769,129	16,683	9,146,400	37,159,700	47,387,900	47,429,350	73,645,779
Category 5b: 202 Family Properties	136,502,813	11,360,697	18,924,591	40,125,610	16,321,513	36,701,638	24,429,461
Contingency	6,403,253	0	6,403,253	0	0	0	0
Architectural & Engineering	25,064,791	9,013,876	7,631,111	5,599,210	2,857,387	4,386,352	4,590,731
Construction Management	16,710,725	6,008,250	5,088,269	3,732,807	1,904,925	2,924,235	3,060,489
Sub-Total - Project Capital Requirements	905,788,971	185,053,418	174,432,962	213,568,696	186,042,380	151,052,977	180,691,956
Capital Maintenance	64,500,000	17,317,967	18,000,000	18,000,000	13,500,000	7,500,000	7,500,000
Development Management Staff and Expenses	19,537,682	3,470,085	3,842,124	3,725,558	3,990,000	3,990,000	3,990,000
Capital Construction Staff and Expenses	15,055,200	3,124,682	3,615,708	3,939,492	2,500,000	2,500,000	2,500,000
Other Administrative Expenses	6,008,035	3,089,663	1,186,224	1,221,811	1,200,000	1,200,000	1,200,000
Environmental Consulting/Remediation	55,977,449	2,432,796	8,815,908	15,719,286	13,459,332	10,982,923	7,000,000
Family Property Make-Ready	36,415,714	8,819,305	8,302,292	17,663,422	10,450,000	0	0
City-State	24,845,216	266,363	5,058,133	12,834,040	6,953,043	0	0
Total Uses	1,128,128,267	223,574,279	223,253,351	286,672,305	238,094,755	177,225,900	202,881,956
Bond Debt Service							
Interest	69,219,519	15,378,456	15,348,456	15,408,456	14,550,294	12,850,544	11,061,769
Serial Principal	100,300,000	0	0	0	31,745,000	33,405,000	35,150,000
Total Bond Debt Service	169,519,519	15,378,456	15,348,456	15,408,456	46,295,294	46,255,544	46,211,769
Total Expenditure	1,297,647,786	238,952,735	238,601,807	302,080,761	284,390,049	223,481,444	249,093,725
Cumulative Funding Availability		71,173,801	79,694,646	7,704,120	0	0	0

APPENDIX 13: SENIOR DESIGNATED HOUSING PLAN UPDATE

In FY2000, HUD conditionally approved the CHA's Senior Designated Housing Plan based on the CHA's compliance with certain conditions.

The CHA's progress on each condition is listed below.

Senior Designated Housing Plan Update	
Condition	Response
Follow through on the CHA's commitment to exceed the 5.3% and 2.1% accessible unit requirements.	<p>The CHA will continue its commitment to exceed the requirement that, authority-wide, 5.3% of its units be wheelchair accessible and that 2.1% of its units be accessible to persons with visual and hearing impairments. In FY2004, the CHA contracted with a well-known architectural firm to perform a self-evaluation of its accessible units, in accordance with 24 CFR §8.51. Through the self-evaluation, the CHA is analyzing the status of its rehabilitation and redevelopment plans and activities to ensure that the proper controls are in place to deliver 5.3% and 2.1% accessible units during the Plan for Transformation's revitalization activities, as well as evaluating the accessibility of its programs and services.</p>
Maintain records on the number of applicants with disabilities who are affected by the designation and alternatives they exercised.	<p>A total of 1,048 applicants under 50 years of age with a disability were affected by the senior housing designation. The status of those applicants, as of July 2004, is described below:</p> <ul style="list-style-type: none"> ▪ 412 applicants were referred to the Housing Choice Voucher Program (HCV). The CHA received 292 requests in FY2001 and an additional 148 requests in FY2002. Of these 440 requests, 28 were duplicates, and 412 were referred to the HCV Program. ▪ 196 applicants were removed from the senior site-based wait lists between FY2002 and FY2004 for a variety of reasons that were outlined in the CHA's June 2004 response to HUD. ▪ 440 applicants are currently on the senior site-based wait lists. The CHA will inform these applicants when the senior designated properties begin to lease rehabilitated units and/or continue to offer them an HCV as a housing option.

Senior Designated Housing Plan Update

Condition

Response

Provide the number of HCV holders with disabilities who applied for funds from the CHA's Access Improvement Fund and the status of the applications.

As of June 30, 2004, 55 individuals applied for funds from the CHA's Access Improvement Fund, and 41 of the requests were approved. The CHA has completed and paid for 40 of the approved requests, with an expenditure total to-date of \$93,063.

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 who requested an increase in the Fair Market Rent from January 1, 2004 to August 31, 2004. Therefore, a higher payment was neither established, nor needed.

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

The CHA and Access Living agreed to temporarily suspend regular meetings so that the CHA could concentrate on its self-evaluation of the accessibility of its units and programs. The CHA will re-convene regular meetings with Access Living in FY2005.

Senior Designated Housing Plan Update

Condition

Response

Maintain minutes of semi-annual meeting with HUD.

HUD began a review of the CHA's Senior Designated Housing Plan on October 3, 2003. In response to the review, the CHA has been in regular communication with HUD throughout FY2004 and has attended meetings and answered a series of written and oral questions about the residents and applicants affected by its Senior Designated Housing Plan. HUD issued findings on July 20, 2004, indicating that the CHA was in compliance with the terms of its Senior Designated Housing Plan. HUD and the CHA agreed to schedule semi-annual meetings in FY2005.

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.

In FY2001, Access Living participated in various CHA redevelopment task force meetings and suggested additional accessibility language that was included in the CHA's HOPE VI Requests for Qualifications (RFQs). Since that time, the CHA has continued to enforce these accessibility requirements in redevelopment and rehabilitation activities. The CHA also plans to create a database in FY2005 to help monitor compliance with these requirements as a part of its Self-Evaluation and Transition Plan.

APPENDIX 14: PUBLIC COMMENTS

The public comment period for the FY2005 Annual Plan ran from Thursday, September 14, 2004 through Wednesday, October 13, 2004 at 5:00 p.m. A public comment hearing was held on September 30, 2004 at the Harold Washington Library located at 400 South State Street, Chicago, Illinois. Below are all the public comments submitted to the CHA and the CHA's responses.

Name/Organization	Comment	Action/Response
Steve Porras LR Development Company LLC	Could you please send me a hard copy of the entire draft FY2005 Annual Plan?	The CHA mailed a copy of the draft FY2005 Annual Plan.
Olivia Mo TASC, Inc.	Please send me a hard copy of the Public Comment Draft FY2005 Annual Plan (Plan for Transformation - Year 6).	The CHA mailed a copy of the draft FY2005 Annual Plan.
Jason Simon Hamilton College	I live in Chicago and I am very interested in what you guys are doing. I think it is great for the city. I was hoping you could send me hard copies of all of the annual reports and annual plans since 2000.	The CHA mailed a copy of the draft FY2005 Annual Plan, as well as all of the documents requested.
Corlissia Cook 3983 S. Lake Park Ave. # 302	I am interested in learning how to get funding to start my own business and help my church so that we can do or start some programs that would give back to and help the community. I am also interested in learning how to write grants. I currently live in Lake Parc Place and would like to know how can I move into the new housing that is coming up in my area or info about purchasing a house with assistance for low-income individuals.	This comment was referred to the Relocation and Community Development and Support Departments, as well as the Manager of the Resident-Owned Business program. They will contact you with more information.
Kia Mello Guaranteed Rate	I was wondering what the plans are for the Marshall Fields public housing on North and Sedgwick? Is it going to be around for a while and for how long?	The CHA does not own the Marshall Fields apartments. The CHA suggested contacting the Chicago Department of Housing for more information.
Rachel Terp WBEZ	I work for WBEZ 91.5's Sunday morning arts and culture show called "Hello Beautiful." We are interested in covering the Plan for Transformation display that is currently up at City Hall. Who is the media contact for the project and when will the display be taken down at City Hall? Where will it be put up next and when?	The models will be at City Hall until mid-October and then each one will then be sent to various communities. This request was forwarded to the Communications Department. They will contact you with more information.
Ana Gonzalez Ryerson University	I am a student at Ryerson University in Toronto, Ontario, Canada. I am very interested in learning more about the Plan for Transformation and would like to know who I could contact about an appointment during a class trip to Chicago to discuss the plan.	This request was forwarded to the Communications Department. They will contact you with more information.
Hodan Egeh Ryerson University	I am an undergraduate student currently studying urban and regional planning at Toronto's Ryerson University. I am visiting Chicago and am interested in learning more about CHA's Plan for Transformation. I would like to speak to someone about the Plan's purpose and what it intends to achieve.	This request was forwarded to the Communications Department. They will contact you with more information.

Name/Organization	Comment	Action/Response
<p>Delilah Gilmore CHA Resident, Cabrini Extension North</p>	<p>Why is it that the Cabrini Extension North shows the least amount of replacement public housing than all the other project locations? Why is it that all the high price condos are being built there rather than replacement housing?</p>	<p>The delivery of replacement units is a lengthy process, which includes planning, financial structuring, infrastructure improvements, site preparation, and construction. By the end of FY2005, the CHA will have delivered 254 units of replacement housing for Cabrini Extension North. Through the Plan for Transformation, the CHA has committed to delivering 700 public housing units at this site.</p>
	<p>Appendix 6 shows that 541 of 606 units in Scattered Sites North East are occupied – that leaves 65 vacant. How can I sign up for one of these vacancies? I want to stay on the near North side when I am moved out. I think that most of the places are going to immigrants.</p>	<p>This comment was referred to the Occupancy Department. They will contact you with more information.</p>
	<p>How do I get a Housing Choice Voucher (formerly known as Section 8) application when every location tells me they don't give them out? I live in Cabrini Extension North, which is slated for demolition in FY2005.</p>	<p>Relocates are given an opportunity to receive a Housing Choice Voucher (HCV) by selecting it as their temporary or permanent housing choice on their Housing Choice Survey. This comment was referred to the Relocation Department. They will contact you with more information.</p>
<p>Kenneth Hammond CHA Resident, William Green Homes</p>	<p>Residents of Cabrini would like to learn about more opportunities to work in the neighborhood and be involved in the transformation. My concern is that the construction sites rebuilding Cabrini are not hiring more residents and giving them the opportunity to work. There are no job opportunities for residents there. They did hire five to eight tenants out of 67, but there is no guarantee that the jobs will last more than three to six months. They hire for a week and then let them go to hire new people. Residents need more job opportunities over there otherwise we have no chance.</p>	<p>There are job opportunities in the area. A primary goal of the Plan for Transformation is to move residents towards self-sufficiency by connecting residents to employment. The CHA remains committed to this goal through the Service Connector System and the Section 3 Program. The CHA proactively works through these programs to provide residents with sustainable jobs with benefits. This comment was referred to the Human Resources Department. They will contact you with more information.</p>
<p>Michael McClarin, CHA Resident, William Green Homes</p>	<p>Residents agree with the new slogan and want "Change" too. Cabrini-Green residents would like to thank the CHA and America for caring enough to do something about the Americans who have lost their dreams. We are united in our belief that if we all work together as Americans on every level of government, we can cut through the red tape and make a difference. We agree with those who say we must invest in America.</p> <p>If the people of Cabrini-Green can come together today, then surely we all can come together as one people and one country. Thank you all for the good job you have been doing.</p>	<p>The CHA appreciates resident support for the Plan for Transformation.</p>
<p>Dr. Nehemiah Russell, CHA Resident, Cabrini Rowhouses</p>	<p>There is a very high level of negative feeling towards the CHA as it pertains to Cabrini-Green. Residents are frustrated to see people of another ethnicity working on Cabrini-Green over in that area and African-Americans not working. The situation may become very physical.</p>	<p>The CHA is committed to the Section 3 Program which, through CHA contracts for goods or services, provides jobs, subcontracts, or educational opportunities with employment counseling for residents. This comment was referred to the Human Resources Department. They will contact you with more information.</p>

Name/Organization	Comment	Action/Response
Darren Nolen	<p>I've seen the public housing buildings going down at a very alarming rate over the past two to three years. Could you tell me where and what areas of the city are the residents moving?</p> <p>What are the criteria for a resident to move into the mixed-income communities, and how many have moved into the new sites and where? Thank you.</p>	<p>The CHA, in accordance with the Relocation Rights Contract, allows the residents of closing buildings to choose between moving to another public housing site temporarily or to the private market permanently or temporarily with a Housing Choice Voucher.</p> <p>The CHA has public housing units across the city that are used as temporary relocation resources. Residents can move to the north, south, or west areas of the city based on their choice for a temporary or permanent move.</p> <p>Residents choosing a voucher may rent a unit in any area of the city or country. The CHA encourages all voucher holders to move to low-poverty areas and provides extensive counseling to those that chose to move to areas with a smaller concentration of low-income families. For more information on what choices relocating residents have made to date, see Chapter 3.</p> <p>Tenant selection criteria plans at each site outline the minimum criteria a resident must meet to move to that mixed-income community. Appendix 6 provides occupancy rates at the mixed-income communities by location.</p>
Rory Sykes Swarthmore College	I'd like to request a hard copy of the CHA's draft FY2005 Annual Plan.	The CHA mailed a copy of the draft FY2005 Annual Plan.
Anonymous Via Email	I understand that you all are in the midst of doing some changes, but how come there is no low-income housing available for those who want to move now instead of waiting a year or more?	<p>Low-income housing is available in Chicago and it is provided by the CHA, the City's Department of Housing, and the U.S. Department of Housing and Urban Development to those who qualify. You may contact them for more information.</p> <p>The CHA, through its Plan for Transformation, is currently housing all lease-compliant residents who were in occupancy on 10/1/99 that have a right to return to a new or rehabilitated unit. The timeframe for relocating and housing residents is dependent on building closure and the creation of new or rehabilitated units.</p>
Allison G. Mouch Miami University	I am a student completing research concerning urban redevelopment and housing, and would greatly appreciate receiving a copy of the CHA's Plan for Transformation.	The CHA mailed a copy of the draft FY2005 Annual Plan.
Access Living	We expect the CHA to work closely with Access Living and the disability community to create and implement action steps to be included in the Self Evaluation and Transition Plan. We also expect that these steps will be incorporated into the CHA's transformation plan.	The CHA will continue to work with the disability community on the Self Evaluation and Transition Plan.
Access Living	The CHA limited the contractor's scope to a paper review of the CHA's policies and practices for the Self Evaluation and Transition Plan. This limitation falls short of CHA's obligation to create and implement an effective transition plan for Section 504 compliance. The CHA must clarify the steps it will take and the resources it will devote to create and implement a Section 504 transition plan.	As part of the Self Evaluation, the contractor reviews the CHA's policies, procedures, forms, and programs as they relate to people with disabilities. The contractor will create a Transition Plan that will include recommended modifications needed to eliminate barriers to full integration of people with disabilities.

Name/Organization	Comment	Action/Response
Access Living	<p>A new CHA requirement provides that residents must work or pursue employment at least 30 hours per week to remain eligible for CHA housing. This policy exempts people that are "Disabled with verification that disability precludes working."</p> <p>We have various concerns about how this policy is defined and implemented. Factors indirectly related to a person's condition (e.g. discrimination in the job market, lack of access to services) may preclude a person with a disability from working. These factors must be considered in the definition of what precludes a person with a disability from working.</p> <p>This policy will vary from site-to-site as part of the site-specific requirements. The lack of uniformity and reference to the Social Security Administration definition of disability at some sites may make residents or applicants with disabilities ineligible to receive housing even if they are unable to work.</p>	<p>The CHA requires that all developers comply with civil rights and disability rights laws and not discriminate on account of race, color, national origin, gender, sexual orientation, religion, familial status, source of income, or disability.</p> <p>The 30-hour per week work requirement is contained in the Minimum Tenant Selection Plan for Mixed-Income/Mixed-Finance Communities (MTSP). This MTSP provides a basic framework for the selection criteria for future mixed-income/mixed-finance communities. The working group at each site will develop specific criteria for the community. The working group may consider mitigating circumstances that address these concerns.</p> <p>For non-exempt residents living in traditional public housing, there is a neighborhood service requirement of 30 hours per month of self-sufficiency activities. Those activities include, but are not limited to, unpaid work that benefits the property or the local neighborhood, such as at a school, community center, or non-profit organization serving CHA residents, as well as programs and participation in activities that produce economic and social independence, such as job training programs, GED classes, or English proficiency or literacy classes.</p> <p>Residents who are denied an exemption have a right to file a grievance with their property manager in accordance with the CHA Resident's Grievance Procedure.</p>
Cabrini-Green Local Advisory Council (LAC)	The draft FY2005 Annual Plan calls for demolition of 14 buildings in FY2005 and three buildings in FY2006 at William Green Homes and Cabrini Extension South. The Cabrini-Green LAC objects to relocating the families residing in these buildings and to the demolition until the Cabrini-Green LAC and the CHA have agreed on a redevelopment plan for the sites, including phased relocation and demolition that will enable families who wish to remain in the community to do so until new units are built onsite.	The CHA will continue to negotiate with the Cabrini-Green LAC concerning redevelopment at this property.
Cabrini-Green Local Advisory Council (LAC)	The draft FY2005 Annual Plan was issued on September 14, 2004, and is subject to a 30-day comment period. The comment period expires on October 14, 2004, not October 13, 2004, as indicated in the CHA's public comment notice. See 5 ILCS 70/1.11.	The CHA delivered copies of the draft FY2005 Annual Plan to sites on September 13, 2004, including to the Cabrini-Green property management and Cabrini-Green LAC offices. The public comment period began on September 14, 2004 and expired on October 13, 2004, as indicated in the CHA's public comment notice.
Central Advisory Council (CAC)	<p>The CHA has not allotted adequate time for the CAC to review and analyze the draft FY2005 Annual Plan and engage in meaningful dialogue with CHA executive staff prior to the document being released for public comment.</p> <p>Financing, land availability, tenant selection criteria, and other sensitive and critical issues should be discussed between CHA executive staff and the CAC's Executive Committee before staff prepares drafts of the remaining years' annual plans.</p>	<p>The CHA meets with the CAC annually before the beginning of the public comment period for the annual plan to discuss the contents of the draft annual plan.</p> <p>In addition, throughout the year, CHA executive and departmental staff meet with the CAC and LACs to discuss and review topics related to the implementation of the Plan for Transformation, including: resident relocation, supportive services, the building closure schedule, rehabilitation and redevelopment plans, tenant selection criteria, the unit delivery schedule, and policies and procedures. The concerns, comments, and questions raised during these meetings are taken into consideration when drafting the annual plan.</p>

Name/Organization	Comment	Action/Response
Central Advisory Council (CAC)	<p>The CAC is again concerned over the data presented in the chart on page 2 of the FY2005 Draft Annual Plan, which contains unit completion data for FY2004 through FY2009. The data in this chart is significantly different from the unit completion data in previous annual plans including the FY2004 Annual Plan. Wentworth Gardens, Trumbull Park, Lowden Homes, and Altgeld Gardens are examples of developments where the unit completion schedule has significantly changed from annual plan to annual plan. The substantial, year-to-year changes are highlighted by the CAC to illustrate their growing concern that the unit completion data set forth in the Annual Plans is meaningless and is not based on any actual or financial information.</p> <p>The CAC is aware of the fiscal difficulties and constraints facing the CHA in this mammoth 10-year Plan. However, it is becoming more critical that the CHA and CAC need to share and discuss real options and anticipated outcomes as the Plan for Transformation enters the final years, and that CHA staff not continue to insert meaningless numbers of projected completed units which continue to change significantly every year.</p>	<p>The CHA remains committed to the redevelopment or rehabilitation of 25,000 public housing units, as set forth in the Plan for Transformation. Throughout the implementation, both HUD and the CHA anticipate that there will be changes.</p> <p>The CHA projects its unit delivery schedule after evaluating fiscal constraints, adequate time for resident relocation and building closure, site and community planning, extensive infrastructure improvements, site preparation, contract execution and procurement complexities, environmental remediation, and construction. The data for projected unit completion described in each annual plan is based on the most complete and accurate information available at the time. The redevelopment and rehabilitation processes remain a lengthy progression of interdependent steps with overlapping timelines, and a change or delay in one step affects the following steps. Therefore, timelines may change during the course of a year.</p> <p>In addition, throughout the year, CHA executive and departmental staff meet with the CAC and LACs to discuss plans and timelines. Resident leaders and representatives participate in working group activities at both redevelopment and rehabilitation sites.</p>
Central Advisory Council (CAC)	<p>The CAC is also concerned about the "To Be Redeveloped or Rehabilitated" category on the Unit Completion Schedule which includes, among others, Dearborn Homes, Harold Ickes Homes, and Lathrop Homes. The chart shows no unit completion activity through FY2009, but has a final total of 2,115 redeveloped and/or rehabilitated units. The CAC feels that the uncertainty of this category illustrates the necessity of starting, as soon as possible, meaningful discussions concerning this last group of family developments. The CAC believes this is also critical for families still residing at these sites so they can make informed decisions and/or changes regarding their housing choices.</p>	<p>The CHA remains committed to redeveloping or rehabilitating 25,000 public housing units, including the 2,115 units listed in the "To Be Redeveloped or Rehabilitated" category.</p> <p>The CHA has made a decision about whether to redevelop or rehabilitate all of the properties in this category, with the exception of Lathrop Homes. The Lathrop Homes Working Group has begun to meet to review plans and to determine whether the development will be redeveloped or rehabilitated. After each site plan is finalized, the respective property's unit delivery information will be incorporated into the annual plan unit completion schedule.</p> <p>Families residing at properties in this category continue to have an opportunity to talk to a relocation counselor regarding their housing choices.</p>
Central Advisory Council (CAC)	<p>It is the CAC's understanding that CHA has started a Lathrop Working Group and indicated whether Lathrop Homes will be rehabilitated or redeveloped. If so, this should be reflected on the chart with projected completed units through FY2009.</p>	<p>The Lathrop Homes Working Group has begun to meet to review plans and to determine whether the development will be redeveloped or rehabilitated. After revitalization plans are finalized, a schedule for unit delivery will be created.</p>

Name/Organization	Comment	Action/Response
Central Advisory Council (CAC)	<p>The CAC emphasizes the importance of the CHA providing periodic updated information regarding current and/or projected rehabilitation and/or redevelopment activities at particular sites so that residents can make informed choices regarding their temporary and/or permanent housing choices.</p> <p>The CAC acknowledges that delays will occur and, in many cases, cannot be avoided. However, the CAC believes it is important to maintain regular communication with resident leaders and the resident community at each site to keep those residents informed and diminish rumors and speculation regarding plans for a particular site.</p>	<p>Throughout the year, CHA executive and departmental staff meet with the CAC and LACs to discuss and review topics related to the implementation of the Plan for Transformation including: resident relocation, supportive services, the building closure schedule, rehabilitation and redevelopment plans, tenant selection criteria, the unit delivery schedule, and policies and procedures.</p> <p>Throughout the entire relocation process, the CHA communicates with residents to keep them advised of their temporary and permanent housing options; help them plan their relocation process; and provide updates on the progress of revitalization activities at their development. The CHA is committed to providing information to residents in many ways so that residents can make informed choices about which communities and units they move to. In FY2005, the CHA will continue to provide information to residents via Housing Choice Survey reviews, written materials, presentations, notices, on-site and community meetings, and the Internet.</p>
Central Advisory Council (CAC)	The CAC requests that CHA leadership consider meeting with the CAC Executive Committee 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>The CHA has an executive staff member who serves as the liaison to the CAC and the CHA Board of Commissioners. The liaison meets regularly with the CAC to address specific concerns and ongoing resident issues, including those regarding the implementation of the Plan for Transformation.</p> <p>Throughout the year, the liaison facilitates additional meetings between the CAC, LACs, and CHA executive and departmental staff, who address specific questions or concerns related to the implementation of the Plan for Transformation, including: resident relocation, supportive services, the building closure schedule, rehabilitation and redevelopment plans, tenant selection criteria, the unit delivery schedule, and policies and procedures.</p>
Lathrop Homes Local Advisory Council (LAC)	We understand that the Lathrop Homes Working Group decided that Lathrop Homes would be rehabilitated, and that the CHA agreed. The Request For Proposal for the urban planner defined Lathrop Homes as a rehabilitation project, and the urban planner was advised as such. Lathrop Homes should be listed under the "to be rehabilitated" category.	The Lathrop Homes Working Group has begun to meet to review plans and to determine whether the development will be redeveloped or rehabilitated. A final decision regarding the revitalization plans for Lathrop Homes has not yet been made.
People for Community Recovery (PCR)	The draft shows the total number of existing units at Altgeld Gardens/Murray Homes (1,998) getting rehabilitated through FY2009. PCR had heard that some units would be expanded, and that overall population density (and poverty concentration) will decrease. How many units will there be at the end of the rehabilitation and how many will house Altgeld Gardens/Murray Homes public housing residents?	The CHA plans to rehabilitate 1,998 units at Altgeld Gardens/Phillip Murray Homes. The CHA may consider combining units to create additional accessible or adaptable units for people with disabilities. The rehabilitated units will be reserved for public housing families and will be offered to CHA residents in accordance to the Relocation Rights Contract, Housing Choice Survey responses, and Housing Offer Process priority numbers.

Name/Organization	Comment	Action/Response
People for Community Recovery (PCR)	How many Section 8 Vouchers will be allocated to current Altgeld residents? Are there plans to make some of the units Section 8?	Once rehabilitated, Altgeld Gardens/Phillip Murray Homes will remain 100% public housing. These units will not be available for lease by those using a Housing Choice Voucher. During rehabilitation, however, families will have the option to choose between public housing and a Housing Choice Voucher for both their temporary and permanent housing choices.
People for Community Recovery (PCR)	Average incomes at Altgeld Gardens/Murray Homes fall at the low end of the Established Income Range. Is CHA planning to house higher income families at Altgeld Gardens/Murray Homes to raise the average income?	Altgeld Gardens/Phillip Murray Homes will remain 100% public housing. The CHA strives to support residents in a move toward economic self-sufficiency by providing them with access to a variety of supportive services, including job training and assistance with job search activities.
People for Community Recovery (PCR)	Creating a "mixed-income neighborhood" is proving to be more complicated than projected. "Revitalization" and redevelopment in the wider Riverdale neighborhood risks pricing long-term residents out of the market and gentrifying the community. What protections are being put in place for long-term residents of both public housing and the surrounding Riverdale community for residents to be able to afford to live in a "mixed-income neighborhood?"	The CHA intends to rehabilitate Altgeld Gardens/Murray Homes, which will remain 100% public housing.
People for Community Recovery (PCR)	The working group process for planning and decision making has been difficult to access, both for offering ideas and opinions and for obtaining information and timely notice of presentations. In PCR's experience, the residents of Altgeld Gardens/Murray Homes and the wider Riverdale community have not had sufficient information from or access to planners and the working group to raise concerns, ideas, and proposals for the redevelopment of both public housing and the community as a whole. Nor have planners, CHA staff, or the LAC representatives fostered community-based, inclusive planning in which residents and property owners in the community can articulate ideas and priorities.	The purpose of the working group is to bring together representatives of residents, the CHA, the City of Chicago, and community members to create and review plans for the redevelopment or rehabilitation of CHA sites. Residents with concerns and suggestions on the redevelopment or rehabilitation process can express them to the two resident representatives of the working group.
People for Community Recovery (PCR)	Altgeld Gardens' LAC President is employed by East Lake Management, and the LAC Vice-President was recently hired by Holabird and Root, the architectural firm contracted by the CHA for Altgeld Gardens rehabilitation. These positions of employment represent clear conflicts of interest for both their membership on the working group and their elected positions on the LAC. (CFR 24 Part 964.145)	CFR 24 Section 964.145 states that "resident council officers can not serve as contractors or employees if they are in policy-making or supervisory positions at the Housing Authority." Neither the Altgeld Gardens' LAC President nor Vice President is an employee or contractor of the CHA; therefore, there is no clear conflict of interest.

Name/Organization	Comment	Action/Response
People for Community Recovery (PCR)	Residents and community members deserve greater accountability and timely, open, thorough, and consistent communication from CHA and the working group about plans for their community. People living and working in this community are entitled to create their own plans and proposals, and to ensure thorough participation in the rehabilitation process that benefits community members. The CHA does not encourage real participation in planning or management. The CHA should operate using the "Core Values of Participation" from the International Association of Participatory Planning.	<p>The CHA is committed to ensuring that residents and the community at-large provide input on revitalization plans and that they receive communications from the CHA both before and after the plans are finalized.</p> <p>This is accomplished in a variety of ways. Throughout the year, the CHA's liaison to the CAC and the CHA Board of Commissioners meets regularly with the CAC to address specific concerns and ongoing resident issues, including those regarding the implementation of the Plan for Transformation. The liaison facilitates meetings between the CAC, LACs, and CHA executive and departmental staff, who address specific questions or concerns related to the implementation of the Plan for Transformation, including: resident relocation, supportive services, the building closure schedule, rehabilitation and redevelopment plans, tenant selection criteria, the unit delivery schedule, and policies and procedures. Moreover, throughout the entire relocation process, the CHA communicates with residents to keep them advised of their temporary and permanent housing options; helps them plan their relocation process; and provides updates on the progress of revitalization activities at their development. The CHA is committed to providing information to residents in many ways so that residents can make informed choices about which communities and units they move to. In FY2005, the CHA will continue to provide information to residents via Housing Choice Survey reviews, written materials, presentations, notices, on-site and community meetings, and the Internet.</p>
People for Community Recovery (PCR)	<p>Because there is not timely and useful access to the planning process, innovations that might improve environmental health, energy efficiency, and other aspects of the housing design and function are not easily proposed to the designers and builders. Public presentations explain how things are going to be rather than ask for suggestions. Examples are:</p> <ul style="list-style-type: none"> • The architects refuse to consider designing for in-unit laundry and the required infrastructure; • Community residents and organizations lose the opportunity to propose coordinated funding to support renewable energy, such as solar panels, solar thermal heat, etc.; and • Infrastructure (wiring, plumbing, sewer, etc.). 	Design proposals can be made through working group representatives. When considering suggestions for design and infrastructure, the working group, designers, builders, and the CHA must consider a number of factors, including cost, resident needs, site design, and green space.

APPENDIX 15: CERTIFICATIONS

CHA Certifications of Compliance with MTW Plan Requirements and Related Regulations

Board Resolution to Accompany the MTW Plan

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

Acting on behalf of the Board of Commissioners of the Chicago Housing Authority (CHA), as its Chairperson, I approve the submission of the MTW Plan for the CHA fiscal year beginning 2005, (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
 PHA Name

IL002
 PHA Number

Sharon G. Gilliam 10/20/04
 Signed/Dated by CHA Board Chair

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing/Housing Choice Voucher Programs

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

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

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-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) 10/27/2004

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

CHICAGO HOUSING AUTHORITY

Applicant Name

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

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

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

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

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

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

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

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

Name of Authorized Official	Title
Signature	Date
	Director - Human Resources 10.06.04

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

Sites that house CHA employees:

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

3.12 Violence in the Workplace

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

3.13 Drug and Alcohol Policy

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

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

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

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

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

3.14 Drug Related Convictions

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

3.15 Fleet Policy

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

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

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

(b) Twenty-Four Hour Vehicle Assignments

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

I, Jarrese-A. Wilson the Managing Deputy Budget Dir. certify
that the Five Year and Annual PHA Plan of the Chicago Housing Authority is
consistent with the Consolidated Plan of City of Chicago prepared
pursuant to 24 CFR Part 91.

 10/15/04

Signed / Dated by Appropriate State or Local Official

September 27, 2004

ITEM NO. B4

**APPROVAL OF THE FY2005 ANNUAL PLAN – PLAN FOR
TRANSFORMATION YEAR 6**

To the Honorable Board of Commissioners

RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached FY2005 Annual Plan – Plan for Transformation Year 6 (FY2005 Annual Plan) and that the Board of Commissioners Chairperson sign the PHA Certification of Compliance with Plan Requirements and Related Regulations.

EXPLANATION

On January 6, 2000, the Chicago Housing Authority (CHA) Board of Commissioners approved the Plan for Transformation, which called for sweeping changes in the administration and operation of the CHA. The Plan for Transformation was approved by the U.S. Department of Housing and Urban Development (HUD) and incorporated into a Moving to Work (MTW) Agreement, executed on February 6, 2000. The agreement was subsequently amended in February 2001, requiring the CHA to submit an annual plan to HUD no less than 60 days prior to the beginning of CHA's fiscal year. The attached document represents the CHA's FY2005 Annual Plan.

When the Plan for Transformation is complete, the CHA will have redeveloped or revitalized 25,000 public housing units and supported public housing residents in a move toward economic and social self-sufficiency. The FY2005 Annual Plan outlines the steps that the CHA will take during FY2005 to achieve the original goals and commitments set forth in the Plan for Transformation.

To ensure community and resident input on the FY2005 Annual Plan, the CHA held a public comment period from September 14, 2004 to October 13, 2004. A public hearing was held on September 30, 2004 at the Harold Washington Library Auditorium. The CHA has reviewed and responded to public comments, which will be included in the FY2005 Annual Plan for submission to HUD.

To this end, the CHA has complied with the requirements of the MTW Agreement and HUD regulations. The CHA requests that the Board of Commissioners attest to the compliance by approving the FY2005 Annual Plan and authorizing the Board Chairperson to sign the PHA Certification of Compliance with MTW Plan Requirements and Related Regulations that will be submitted to HUD by November 1, 2004.

RESOLUTION NO. 2004-CHA-133

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 27, 2004 requesting approval of the FY2005 Annual Plan – Plan for Transformation Year 6 and that the Board of Commissioners Chairperson sign the PHA Certification 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 approve the attached the FY2005 Annual Plan – Plan for Transformation Year 6 and that the Board of Commissioners Chairperson sign the PHA Certification of Compliance with MTW Plan Requirements and Related Regulations, and grant authorization to submit these documents to the U.S. Department of Housing and Urban Development.



APPENDIX 16: SUBMISSIONS REQUIRED FOR THE RECEIPT OF FUNDS

CHICAGO HOUSING AUTHORITY FY2005 MTW OPERATING SUBSIDY SCHEDULE

			<u>2005</u>
FY2004 MTW AEL			504.72
multiply by simplified delta (1/2 percent)			1.005
Subtotal			<u>507.25</u>
multiply by local Inflation Factor (1.024)			1.024
2005 MTW AEL			519.42
	<u>Units</u>	<u>UMA</u>	
Total Authority Units	27,483	329,800	
New Mixed Income Units*			
Add: 1st quarter units coming on-line (32 units * 9)	32	288	
Add: 2nd quarter units coming on-line (57 units *6)	57	342	
Add: 3rd quarter units coming on-line (108 units*3)	108	324	
New Mixed Income sub-total	197	954	
Sub-Total	27,680		330,754
<u>Adjustments for demolition:</u>			
Less: 2nd quarter demolitions (750 units * 6)	750	(4,500)	
Less: 3rd quarter demolitions (750 units * 3)	750	(2,250)	
Total reduction in units (UMAs)	1,500		<u>(6,750)</u>
Projected FY2005 Unit Months Available			<u>324,004</u>
multiply by units months times the FY2005 AEL			168,294,048
Add: Phase III Energy Service Agreement			<u>1,561,037</u>
FY2005 Operating Subsidy Projection			\$169,855,085

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

PHA Plan Table Library

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

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

Capital Fund Grant Number IL06P00250104 FFY of Grant Approval: (2004)

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	72,021,522
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	72,021,522
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

PHA Plan Table Library

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

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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	31,120,643
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	31,120,643
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

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 IL06R00250204 FFY of Grant Approval: (2004)

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	17,797,257
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	17,797,257
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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

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

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

Section 1					
a) Name and Address of Public Housing Agency Chicago Housing Authority 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 26,180				c) Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.	
e) Unit Months Available (UMAs) 324,004	f) Subject FYE 12/31/2005	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)
Part A. Allowable Expenses and Additions			
01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	504.72	
02	Part A, Line 01 multiplied by .005	2.53	
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	507.25	
07	Inflation factor	1.024	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	519.42	
09	Transition Funding		
10	Increase to AEL		
11	Allowable utilities expense level from form HUD-52722-A		
12	Actual PUM cost of Independent Audit (IA) (Through FYE)		
13	Costs attributable to deprogrammed units		
14	Total Allowable Expenses and Additions (Sum of Part A, Lines 08 thru 13)	519.42	
Part B. Dwelling Rental Income			
01	Total rent roll (as of / /)	\$	
02	Number of occupied units as of rent roll date		
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 + Line 02)		
04	Average monthly dwelling rental charge per unit for prior budget year		
05	Average monthly dwelling rental charge per unit for budget year 2 years ago		
06	Three-year average monthly dwelling rental charge per unit ((Part B, Line 03+Line 04+Line 05)÷ 3)		
07	50/50 Income split ((Part B, Line 03 + Line 06) + 2)		
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)		
09	Rental income adjustment factor	1.	1.
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)		
11	Projected occupancy percentage from form HUD-52728	%	%
12	Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)		
Part C. Non-dwelling Income			
01	Other income		
02	Total operating receipts (Part B, Line 12 plus Part C, Line 01)		
03	PUM deficit or (Income) (Part A, Line 14 minus Part C, Line 02)	519.42	
		Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)
04	Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)	168,294,048	

Project Number:

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part D. Add-ons for changes in Federal law or regulation and other eligibility			
01	FICA contributions		
02	Unemployment compensation		
03	Family Self Sufficiency Program		
04	Energy Add-On for loan amortization	1,561,037	
05	Unit reconfiguration		
06	Non-dwelling units approved for subsidy		
07	Long-term vacant units		
08	Phase Down for Demolitions		
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)		
10	Employee Units		
11	Police Units		
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)		
13	Funding for Resident Participation (Part D, Line 12 x \$25)		
14	Other approved funding, not listed (Specify in Section 3)		
15	Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)	1,561,037	
Part E. Calculation of Operating Subsidy Eligibility Before Adjustments			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)	169,855,085	
02	Actual cost of Independent Audit (IA)		
03	Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))	169,855,085	
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)			
01	Utility Adjustment for Prior years		
02	Additional subject fiscal year operating subsidy eligibility (specify)		
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
04	HUD discretionary adjustments		
05	Other (specify)		
06	Other (specify)		
07	Unfunded portion due to proration	()	()
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)		
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)	169,855,085	
HUD Use Only (Note: Do not revise after the end of the subject FY)			
10	Amount of operating subsidy approvable for subject fiscal year not funded		()
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	Funds obligated in subject fiscal year (sum of Part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year) Appropriation symbol(s):		
Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)	()	()
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)		

Project Number:

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

Section 3

Remarks (provide part and line numbers)

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

Signature of Authorized HA Representative & Date: X  10/20/04 X	Signature of Authorized Field Office Representative & Date:
---	---

Collaborations

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

Access Living
ACCIÓN
After School Matters
American Lung Association of Metropolitan Chicago
Archdiocese Center for Peace and Justice
Assets for Independence Individual Development Accounts Program
Business and Professional People for the Public Interest
Canon Corporation
Central Advisory Council
CHAC, Inc.
Chapin Hall
Charles A. Hayes Family Investment Center
Chicago Area Project
Chicago City Council
Chicago Commission on Human Relations
Chicago Community Trust
Chicago Connections
Chicago Department of Administrative Hearings
Chicago Department of Budget and Management
Chicago Department of Children and Youth Services
Chicago Department of Construction and Permits
Chicago Department of Housing
Chicago Department of Human Services
Chicago Department of Planning and Development
Chicago Department of Public Health
Chicago Department of Transportation
Chicago Department on Aging
Chicago Department of Environment
Chicago Fire Department
The Chicago Historical Society
Chicago HomeMakers
Chicago Lawyers Committee for Civil Rights Under Law
Chicago Metropolitan Pier and Exposition Authority
Chicago Park District
Chicago Police Department
Chicago Project for Violence Prevention
Chicago Public Building Commission
Chicago Public Library
Chicago Public Schools
Chicago Transit Authority
Chicago Youth Programs
City Colleges of Chicago
The Community Builders, Inc.
Community Investment Corporation
Cook County Housing Authority
Department of Commerce and Economic Opportunity Ogden Courts
DePaul University
Developing Communities Project, Inc.
Economic Law Project
Employability Plus
Employment and Employer Services
Environmental Law and Policy Center
Fannie Mae
Ford Foundation
Freddie Mac
Generations Online
Grand Boulevard Federation
The Habitat Company
Healthcare Consortium of Illinois
Heartland Alliance
Heartland Human Care Services
The Home Depot
Hospitality Academy at McCormick Place
Housing Choice Partners
Housing Opportunities and Maintenance for the Elderly (H.O.M.E.)
Illinois Environmental Protection Agency
Illinois Facility Fund
Illinois Housing Development Authority
Illinois Institute of Technology
The Jane Addams Hull House Association/Housing Resource Center
Jewish Vocational Training Center
The John D. and Catherine T. MacArthur Foundation
The John Marshall School of Law Fair Housing Legal Clinic
kaBOOM!
Lake County Housing Authority
Lakeside Community Committee, Inc.
Latin United Community Housing Association
Latinos United
Leadership Council for Metropolitan Open Communities
Legal Assistance Foundation of Metropolitan Chicago
Levy Foods
Local Advisory Council
Loyola University Chicago
Lutheran Child and Family Services
Mayor's Office for People with Disabilities
Mayor's Office of the City of Chicago
Mayor's Office of Workforce Development
Metro Chicago Information Center
Metropolitan Planning Council
Mid-America Institute on Poverty
Neighborhood Housing Services
Northeastern University of Illinois
Norwegian American Hospital Foundation
Openlands
Partnership for New Communities
Pediatric Case Management Services
Rogers Park Community Development Corporation
Roosevelt University
The Rotary Foundation
Safer Pest Control
Sargent Shriver National Center on Poverty Law
SCR Medical Transportation
Shorebank Neighborhood Institute
Spanish Coalition for Housing
Target Group, Inc.
Ujima
United States Department of Housing and Urban Development (HUD)
United States Small Business Administration (SBA)
University of Chicago
University of Illinois at Chicago
Urban Art League
Windows of Opportunity

CHICAGO HOUSING AUTHORITY

Board of Commissioners

SHARON GIST GILLIAM

Chairperson

LORI HEALEY

Vice Chairperson

Board of Commissioners

HALLIE AMEY

EARNEST GATES

DR. MILDRED HARRIS

MICHAEL IVERS

MARTIN NESBITT

CARLOS PONCE

MARY E. WIGGINS

SANDRA YOUNG

TERRY PETERSON

Chief Executive Officer

ADRIENNE G. MINLEY

Chief of Staff

GAIL A. NIEMANN

General Counsel

CONTACT INFORMATION:

626 West Jackson Boulevard

Chicago, Illinois 60661

PHONE: 312.742.8500

WEBSITE: www.thecha.org

SCATTERED SITES NORTH CENTRAL ALTGELD GARDENS SENIOR HOUSING SOUTH SCATTERED SITES NORTH EAST BRIDGEPORT HOMES SENIOR HOUSING NORTH SCATTERED SITES SOUTH WEST DEARBORN HOMES SENIOR HOUSING CENTRAL SCATTERED SITES WEST SCATTERED SITES SOUTH EAST HAROLD ICKES HOMES LATHROP HOMES LAWNSDALE GARDENS LECLAIRE COURTS EXTENSION LOWDEN HOMES PHILLIP MURRAY HOMES RANDOLPH TOWERS TRUMBULL PARK HOMES WENTWORTH GARDENS LEGENDS SOUTH GRACE ABBOTT HOMES ROBERT H. BROOKS HOMES AND EXTENSION JANE ADDAMS HOMES FRANCIS CABRINI HOMES AND EXTENSIONS WILLIAM GREEN HOMES HENRY HORNER HOMES LAKE MICHIGAN HOMES MADDEN PARK HOMES IDA B. WELLS HOMES AND EXTENSION CLARENCE DARROW HOMES ROBERT TAYLOR HOMES ROCKWELL GARDENS STATEWAY GARDENS WASHINGTON PARK HOMES ROOSEVELT SQUARE DOMAIN LOFTS OLD TOWN VILLAGE EAST RIVER VILLAGE OLD TOWN VILLAGE WEST ORCHARD PARK MOHAWK NORTH RENAISSANCE NORTH MOHAWK INFILL OLD TOWN SQUARE CENTRUM I VILLAGE NORTH RAYMOND M. HILLIARD CENTER WESTHAVEN PARK LAKEFRONT REPLACEMENT HOUSING LAKE PARK CRESCENT HUTCHINSON'S ROW JAZZ ON THE BOULEVARD OAKWOOD SHORES THE LANGSTON QUINCY HOMES MOUNT VERNON ARCHER COURTS THE PERSHING PARK BOULEVARD ST. EDMUND'S MEADOWS PRAIRIE COURTS EXTENSION SOUTH PARK PLAZA DO YOU HAVE A VISION FOR CHANGE?

CHICAGO HOUSING AUTHORITY
626 West Jackson Boulevard Chicago, Illinois 60661
312.742.8500
www.thecha.org

CHANGE. CHICAGO HOUSING AUTHORITY



DO YOU HAVE A VISION FOR **CHANGE?**