

# FY2006 MOVING TO WORK ANNUAL PLAN

PLAN FOR TRANSFORMATION YEAR 7



OCTOBER 31, 2005

**CHANGE.**  
CHICAGO HOUSING AUTHORITY

## CHICAGO HOUSING AUTHORITY

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## MESSAGE FROM THE CHAIRPERSON OF THE BOARD OF COMMISSIONERS

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I am very pleased to present the FY2006 Annual Plan detailing the CHA's activities for the upcoming year.

This year will prove to be an exciting one. We will break ground for the on-site portions of Legends South, the redevelopment of Robert Taylor, and Park Side of Old Town, which will be built on the footprint of Francis Cabrini Extension North. Both of these new mixed-income developments will provide families with brand new, modern apartments with retail, parks, and other community resources nearby.

Redevelopment and rehabilitation work will continue at our other family properties as well. Park Boulevard, the new mixed-income site replacing Stateway Gardens, and West End, replacement housing for Rockwell Gardens' residents, will continue construction and we will complete over 800 rehabilitated units at various other CHA family sites this year. By the end of the year, we expect to have finished more than 1,300 units, bringing our grand total of completed units to 15,654, or over 62% of the 25,000 planned units.

We will continue to closely track our families as they move through the relocation process and ensure that they are getting all the information they need in order to make housing choices that are best for them. Just like market-rate families, public housing residents make housing choices based on a wide variety of reasons including proximity to schools, churches, day care, and other family members, and we want to support them by making sure that they are making informed choices when deciding whether to return to CHA's mixed-income or rehabilitated housing, or remain in the private rental market with a Housing Choice Voucher.

We recognize that new housing alone is not enough to change the lives of our residents in the long-term. Therefore, we are continuing our commitment to help residents access needed social services through the Service Connector System and our contracted social service providers. We will spend over \$20 million again this year to ensure that residents get the help they need to improve their lives. We're also working very hard to help them find permanent jobs with decent wages so that they can ultimately move towards self-sufficiency – the real goal of the Plan for Transformation.

I thank you for your continued support and urge you to help us make FY2006 another year of success.

Sincerely,

A handwritten signature in black ink that reads "Sharon Gist Gilliam".

Sharon Gist Gilliam, Chairperson  
Chicago Housing Authority Board of Commissioners

## MESSAGE FROM THE CHIEF EXECUTIVE OFFICER

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In the following pages, you will see detailed information for CHA's plans through FY2006. However, what is contained in these pages is far more than building plans, statistical information, and unit counts. This Plan is the blueprint for a brighter tomorrow for those who need it most. It's about ending the social and physical isolation that public housing families have felt for too long. Ultimately, it's about helping CHA residents build a better future for themselves and their families.

By the end of FY2006, we will have completed 15,654 units (over 62% of the 25,000 total units planned). Our senior and scattered site units are almost done. We've closed 34 mixed-income deals so far, and we're under construction at or near every site planned for redevelopment. Rehabilitation at most of our family sites is well under way and the others are currently in the planning process.

We know we can't do something of this magnitude alone and we greatly appreciate the support of our many partners. They have generously stepped forward to provide our residents with educational, employment, and other needed resources. We have begun developing relationships with area employers to help residents get permanent jobs because we know that gainful employment is necessary for their lives to improve. This year, we will spend another \$20 million on supportive social services so that families have someone to turn to in order to help them overcome any barriers they may face, and so that they can move forward on the path towards self-sufficiency.

I come to work here everyday because I can see that, step by step, residents' lives are improving, and that gives me hope for an even better tomorrow. I know that we still have a lot of work to do but we are fully committed to making this Plan a success and, at the end of the day, giving residents a safer and better place to call home.

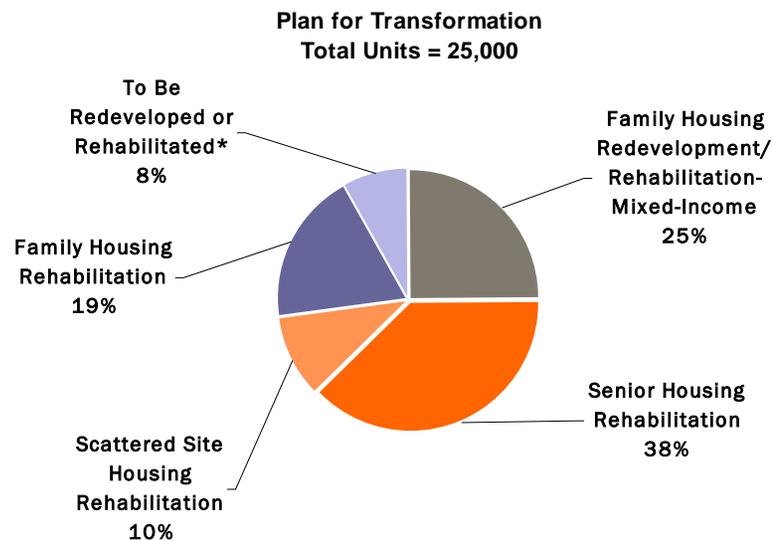
A handwritten signature in black ink, appearing to read 'Terry Peterson', written in a cursive style.

Sincerely,  
Terry Peterson, Chief Executive Officer  
Chicago Housing Authority

# INTRODUCTION

On February 6, 2000, the United States Department of Housing and Urban Development (HUD) approved the Chicago Housing Authority's (CHA) Moving to Work Demonstration Agreement (MTW Agreement) and the Plan for Transformation. The MTW Agreement and its amendments provide the CHA the opportunity to implement innovative strategies for revitalizing housing and assisting residents in taking steps towards economic self-sufficiency. These strategies are outlined in the ten-year Plan for Transformation.

In accordance with the MTW Agreement, the CHA submits an annual MTW plan (annual plan) to HUD 60 days prior to the start of the fiscal year (FY). Each annual plan provides an update on the progress of the CHA in implementing the Plan for Transformation and serves as a comprehensive framework of the CHA's goals and activities for the upcoming year. This document serves as the CHA Final FY2006 Annual Plan for the seventh year of the Plan for Transformation. Following a 30-day public comment period, the CHA Board of Commissioners approved the FY2006 Annual Plan on October 18, 2005. Subsequently, the document was submitted to HUD on October 31, 2005.



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

# CHAPTER ONE

## TRANSFORMING CHICAGO'S PUBLIC HOUSING



## CHAPTER ONE: TRANSFORMING CHICAGO'S PUBLIC HOUSING

FY2006 marks the seventh year of the Plan for Transformation. The CHA created the Plan for Transformation (Plan) in FY1999 after reviewing its existing housing stock and committed to redeveloping or rehabilitating a total of 25,000 public housing units into revitalized, quality homes for low-income families in Chicago. By the end of FY2005, the CHA will have completed over 57% of the 25,000 units and the extensive progress towards achieving this historic undertaking is visible throughout the City of Chicago. In FY2006, the CHA plans to complete another 1,340 public housing units in mixed-income communities, senior properties, and family properties throughout the City of Chicago and reach 62.6% completion (15,654 units) of the 25,000 unit goal.

The CHA determined which public housing developments were not viable and required demolition, which developments were viable but required extensive construction work, and which developments needed further analysis before making such an important decision. The public housing developments that were not viable and required demolition are known as Family Housing Redevelopment/Rehabilitation-Mixed-Income sites. The developments that required extensive rehabilitation construction work to provide suitable living conditions for residents included senior housing, scattered site housing, and several family housing sites. The developments that needed further analysis are known as the To Be Redeveloped/To Be Rehabilitated sites. Since FY1999, the CHA has specific plans for most of these developments. The following pages contain information about the redevelopment and rehabilitation activity that will occur in FY2006.

FY2006 Annual Plan Unit Completion				
Development Category	Units Delivered Through FY2005*	Projected Unit Completion FY2006	Cumulative Total Number of Public Housing Units Through FY2006*	Total Units by End of Plan for Transformation
Family Housing Redevelopment/Rehabilitation - Mixed-Income	1,937	378	2,315	6,219
Senior Housing Rehabilitation	8,798	135	8,933	9,438
Scattered Site Housing Rehabilitation	2,543	0	2,543	2,543
Family Housing Rehabilitation	1,036	827	1,863	4,791
To Be Redeveloped or Rehabilitated	0	0	0	2,009
<b>TOTAL NUMBER OF PUBLIC HOUSING UNITS</b>	<b>14,314</b>	<b>1,340</b>	<b>15,654</b>	<b>25,000</b>
<b>PERCENTAGE OF 25,000</b>	<b>57.3%</b>	<b>5.4%</b>	<b>62.6%</b>	<b>100.0%</b>

\*Includes units projected by year end FY2005.

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 FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	
<b>Family Housing Redevelopment/Rehabilitation - Mixed-Income</b>										
<b>Family Housing Redevelopment - Mixed-Income</b>										
1	ABLA Homes	3,235	1,079	329	118	7	271	404	338	1,467
1	Francis Cabrini Extension North	926	152	206	66	4	109	185	130	700
1	Governor Henry Horner Homes	1,743	682	640	0	34	70	0	80	824
1	Lakefront Replacement Housing	0	0	183	16	15	56	47	124	441
5B	Rockwell Gardens	1,136	439	16	4	57	0	94	93	264
5B	Stateway Gardens	1,644	689	0	27	38	62	156	156	439
1 & 5B	Robert Taylor Homes	3,784	1,559	56	54	0	83	181	477	851
1	Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes	2,891	1,426	11	52	63	74	154	546	900
<b>Family Housing Rehabilitation - Mixed-Income</b>										
1	Hilliard Towers Apartments	710	307	153	0	152	0	0	0	305
1	Washington Park-St. Edmund's Meadows	56	13	0	6	8	0	0	0	14
-	Fountainview	0	0	0	0	0	14	0	0	14
<b>TOTAL: Family Housing Redevelopment/Rehabilitation - Mixed-Income</b>		<b>16,125</b>	<b>6,346</b>	<b>1,594</b>	343	<b>378</b>	739	1,221	1,944	6,219
<b>Senior Housing Rehabilitation</b>										
2	Phases I - IV	9,480	8,044	8,592	206	0	0	0	0	8,798
2	Phase V: Larrabee	-	-	0	0	30	56	0	0	86
2	Phase VI: Flannery, Britton/Budd	-	-	0	0	105	193	0	0	298
2	Phase VII: Pomeroy, Kenmore	-	-	0	0	0	0	128	128	256
<b>TOTAL: Senior Housing Rehabilitation</b>		<b>9,480</b>	<b>8,044</b>	<b>8,592</b>	<b>206</b>	<b>135</b>	<b>249</b>	<b>128</b>	<b>128</b>	<b>9,438</b>
<b>Scattered Site Housing Rehabilitation</b>										
3	Scattered Sites North Central, Northeast, Southeast, Southwest, and West	2,904	2,382	2,482	43	0	0	0	0	2,525
4	Cabrini-Lincoln	18	18	18	0	0	0	0	0	18
<b>TOTAL: Scattered Site Housing Rehabilitation</b>		<b>2,922</b>	<b>2,400</b>	<b>2,500</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,543</b>
<b>Family Housing Rehabilitation</b>										
5A	Altgeld Gardens/Phillip Murray Homes	1,998	1,713	0	101	298	397	630	572	1,998
4	Bridgeport Homes	155	136	25	35	47	0	0	0	107
4	Francis Cabrini Rowhouses	586	466	0	0	0	0	200	386	586
4	Lake Parc Place	300	235	300	0	0	0	0	0	300
4	Lawndale Gardens	128	120	0	0	64	61	0	0	125
4	LeClaire Courts Extension	300	270	0	0	0	0	110	190	300
4	Lowden Homes	128	115	54	34	39	0	0	0	127
5A	Trumbull Park Homes	486	382	27	162	134	111	0	0	434
4	Washington Park Low-Rises	488	226	45	139	60	60	60	106	470
4	Wentworth Gardens	422	386	0	114	185	45	0	0	344
<b>TOTAL: Family Housing Rehabilitation</b>		<b>4,991</b>	<b>4,049</b>	<b>451</b>	<b>585</b>	<b>827</b>	<b>674</b>	<b>1,000</b>	<b>1,254</b>	<b>4,791</b>
<b>To Be Redeveloped or Rehabilitated</b>										
<b>To Be Redeveloped</b>										
5B	Francis Cabrini Extension South/William Green Homes/1230 N. Burling	1,699	1,130	0	0	0	0	0	0	0
4	Lawndale Complex	187	1	0	0	0	0	0	0	0
5B	Randolph Towers	155	137	0	0	0	0	0	0	0
5B	Washington Park High-Rises	468	192	0	0	0	0	0	0	0
<b>To Be Rehabilitated</b>										
5A	Dearborn Homes	800	603	0	0	0	0	0	0	0
5A	Harold Ickes Homes	1,006	823	0	0	0	0	0	0	0
<b>To Be Rehabilitated or Redeveloped (Undecided)</b>										
4	Lathrop Homes	925	747	0	0	0	0	0	0	0
<b>TOTAL: To Be Rehabilitated or Redeveloped</b>		<b>5,240</b>	<b>3,633</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>669</b>	<b>670</b>	<b>670</b>	<b>2,009</b>
<b>GRAND TOTALS</b>										
<b>TOTAL NUMBER OF PUBLIC HOUSING UNITS</b>				<b>13,137</b>	<b>1,177</b>	<b>1,340</b>	<b>2,331</b>	<b>3,019</b>	<b>3,996</b>	<b>25,000</b>
<b>CUMULATIVE TOTAL NUMBER OF PUBLIC HOUSING UNITS</b>				<b>13,137</b>	<b>14,314</b>	<b>15,654</b>	<b>17,985</b>	<b>21,004</b>	<b>25,000</b>	<b>N/A</b>
<b>PERCENTAGE OF 25,000</b>				<b>52.55%</b>	<b>57.26%</b>	<b>62.62%</b>	<b>71.94%</b>	<b>84.02%</b>	<b>100.00%</b>	<b>N/A</b>

Public Housing Unit Construction Schedule			
Category	Development Name	Units Under Construction FY2005	Units Under Construction FY2006
<b>Family Housing Redevelopment - Mixed-Income</b>			
1	ABLA Homes	125	138
1	Francis Cabrini Extension North	66	114
1	Governor Henry Horner Homes	34	104
1	Lakefront Replacement Housing	33	58
5B	Rockwell Gardens	61	57
5B	Stateway Gardens	127	100
1 & 5B	Robert Taylor Homes	54	83
1	Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes	115	63
<b>Family Housing Rehabilitation - Mixed-Income</b>			
1	Hilliard Towers Apartments	152	152
1	Washington Park-St. Edmund's Meadows	14	8
-	Fountainview	0	14
<b>TOTAL: Family Housing Redevelopment/Rehabilitation - Mixed-Income</b>		<b>781</b>	<b>891</b>
<b>Senior Housing Rehabilitation</b>			
2	Phases I - IV	206	0
2	Phase V: Larrabee	0	30
2	Phase VI: Flannery, Britton/Budd	0	105
2	Phase VII: Pomeroy, Kenmore	0	0
<b>TOTAL: Senior Housing Rehabilitation</b>		<b>206</b>	<b>135</b>
<b>Scattered Site Housing Rehabilitation</b>			
3	Scattered Sites North Central, Northeast, Southeast, Southwest, and West	43	0
4	Cabrini-Lincoln	0	0
<b>TOTAL: Scattered Site Housing Rehabilitation</b>		<b>43</b>	<b>0</b>
<b>Family Housing Rehabilitation</b>			
5A	Altgeld Gardens/Phillip Murray Homes	378	444
4	Bridgeport Homes	97	47
4	Francis Cabrini Rowhouses	0	0
4	Lake Parc Place	0	0
4	Lawndale Gardens	0	125
4	LeClaire Courts Extension	0	0
4	Lowden Homes	73	39
5A	Trumbull Park Homes	407	245
4	Washington Park Low-Rises	139	80
4	Wentworth Gardens	344	230
<b>TOTAL: Family Housing Rehabilitation</b>		<b>1,438</b>	<b>1,210</b>
<b>To Be Redeveloped or Rehabilitated</b>			
<b>To Be Redeveloped</b>			
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
<b>To Be Rehabilitated</b>			
5A	Dearborn Homes	0	0
5A	Harold Ickes Homes	0	0
<b>To Be Rehabilitated or Redeveloped (Undecided)</b>			
4	Lathrop Homes	0	0
<b>TOTAL: To Be Rehabilitated or Redeveloped</b>		<b>0</b>	<b>0</b>
<b>GRAND TOTALS</b>			
<b>TOTAL NUMBER OF PUBLIC HOUSING UNITS</b>		<b>2,468</b>	<b>2,236</b>

## Family Housing Redevelopment/Rehabilitation as Mixed-Income

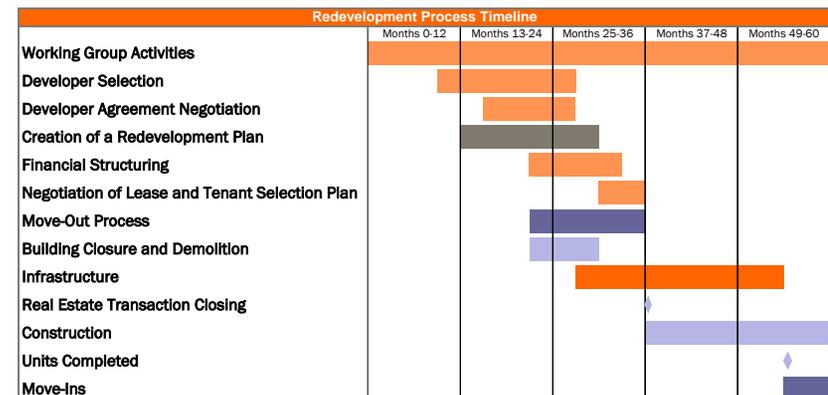
In the Plan for Transformation, the CHA challenged itself to provide more than 6,200 revitalized units for public housing residents in mixed-income communities. With rental units placed seamlessly throughout these communities, public housing, affordable, and market-rate renters live side-by-side with home owners. Mixed-income community residents can also enjoy the new and enhanced public and commercial facilities being constructed in their neighborhoods.



*Old Town Village is a mixed-income community for public housing, affordable, and market-rate renters and home owners.*

Since the beginning of the Plan for Transformation, the CHA has made great progress towards completing this goal with 34 closed real estate transactions and more than 1,500 new units of public housing already built in mixed-income communities. In FY2006, the CHA will take further steps towards completing this goal by closing an additional eight real estate transactions and creating 378 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.



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### ***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 the mixed-income communities under construction at: ABLA, Francis Cabrini Extension North, Hilliard Towers Apartments, Governor Henry Horner Homes, Lakefront Replacement Housing, Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes, Robert Taylor Homes, Rockwell Gardens, Stateway Gardens, and Washington Park. In FY2006, they will continue to meet to ensure that redevelopment proceeds.

### ***Developer Selection and Agreement Negotiation***

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

### ***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 CHA land (off-site).



*The CHA displays the site model for Parkside of Old Town, one of several CHA mixed-income communities that will be under construction in FY2006.*

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### ***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 ability of the CHA and developer to secure financing for similar projects increases.

### ***Negotiation of Lease and Tenant Selection Plan***

Each mixed-income community has specific criteria for all residents who are interested in renting market-rate, affordable, and public housing units. The working group, the CHA, and the developer use the CHA Minimum Tenant Selection Plan for Mixed-Income/Mixed-Finance Communities (MTSP) as a guide for drafting site-specific selection criteria. 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.

### ***Building Closure and Demolition***

Before construction can begin on a site, the existing CHA-owned and occupied buildings must often 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 not be closed until all lease-holding residents have been notified of the building closure and have successfully been relocated to another public housing unit or to the private market using a Housing Choice Voucher<sup>1</sup>. (See Appendix 8: Proposed Demolition Schedule.) A description of the move-out process can be found in Chapter 3: Transitioning Families to New Communities.

### ***Infrastructure***

After the working group and developer agree on the details of the redevelopment plan, the CHA collaborates with various City of Chicago



***Improved infrastructure enhances the redevelopment sites. These improvements may include new sewer lines, alleys, and streets.***

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

Departments, Sister Agencies, and utility companies to create plans for new or upgraded infrastructure and public facilities. The infrastructure improvements depend on the site, but often include upgrades to sewer lines, new public parks, public schools, and police stations, as well as the creation of alleys and the incorporation of streets into the Chicago street grid.

***Real Estate Transaction Closing***

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 begins after the closing.

***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 move-in process is described in Chapter 3: Transitioning Families to New Communities.

<b>Planned FY2006 Mixed-Income Communities Real Estate Transaction Closings</b>	
<b>Original CHA Development Name</b>	<b>New Mixed-Income Community Name</b>
ABLA Homes	Roosevelt Square Phase 2 Rental
ABLA Homes	Roosevelt Square Phase 2 Home Ownership
Francis Cabrini Extension North	Parkside of Old Town Phase 1
Francis Cabrini Extension North	The Larrabee
Governor Henry Horner Homes	Westhaven Phase 2B
Lakefront Replacement Housing	Keystone
Robert Taylor Homes	Hansberry Square
Scattered Sites	Fountainview

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

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

Francis Cabrini Extension North

Hilliard Towers Apartments

Governor Henry Horner Homes

Lakefront Replacement Housing

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

Robert Taylor Homes

Rockwell Gardens

Stateway Gardens

Fountainview



*The new mixed-income communities that are being constructed by the CHA will create exciting changes throughout many of Chicago's neighborhoods. From left: Old Town Village East, Westhaven Park, and Roosevelt Square.*

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

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

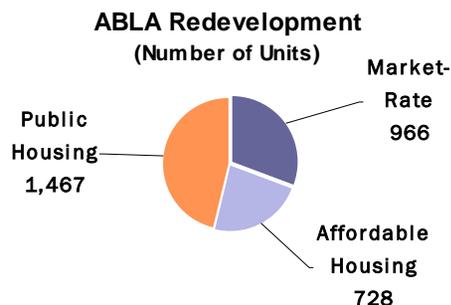
Roosevelt Square, the name of the comprehensive redevelopment of ABLA, broke ground in FY2004 with steady progress continuing on the first phase of construction. This phase of Roosevelt Square will be completed and leased in FY2006 and includes 234 affordable and market-rate for-sale units and 181 rental (125 public housing and 56 affordable) units.

In FY2006, the CHA and the developer will begin construction on the second phase of Roosevelt Square that is comprised of 131 public housing and 61 affordable rental units along Roosevelt Road. This second phase will be comprised of a mixture of courtyard and townhouse style apartments, six-flats, and a new park. The for-sale component of the second phase includes a number of affordable units, some of which will be available to Housing Choice Voucher participants in the Choose to Own Home Ownership Program



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Outside of Roosevelt Square, new single- and multi-family private housing developments continue to be developed in the vicinity such as the conversions of the former South Water Market buildings into a large condominium complex called University Commons and an old warehouse building at 16<sup>th</sup> Street and Blue Island Avenue called University Station. The Intercommunity Housing Corporation will begin construction of an affordable senior building at Roosevelt Road and Loomis Street in FY2006, expanding the housing opportunities for Chicago's low-income elderly population.



ABLA Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2005*	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
1,467	447	138	7	271	404	338

\*Includes units projected by year end FY2005.



*Upon completion, the redevelopment of ABLA will become a CHA mixed-income community with a total of 1,467 public housing units.*



As with all of the mixed-income communities, the City of Chicago is playing an active role in the revitalization of the area. Residents in and around Roosevelt Square will continue to enjoy the collaborative development of the area that includes not only revitalized housing but also enhancement of the green spaces and new recreational facilities. The Public Building Commission will complete the construction of the Fosco Park softball field in FY2006. The field will be located near the Fosco Park Community Center that opened and began providing recreational activities for area residents in FY2005. Additionally, the Chicago Department of Transportation will construct a new street and five alleys in the Roosevelt Square community. These new streets will facilitate movement in and through the revitalized area.

The area will also see an increase in retail development. New retail stores on Taylor Street will be developed as part of the first phase of Roosevelt Square. The retail stores will increase the area residents access to both shopping and job opportunities.

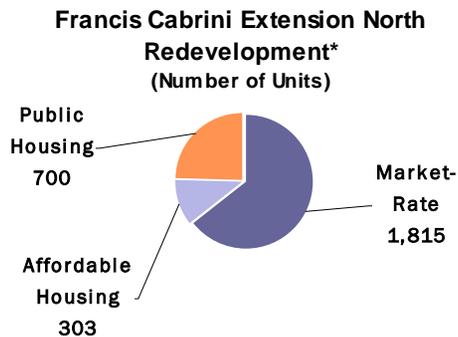
## Francis Cabrini Extension North

Street Boundaries: Clybourn/Larabee/Division/Oak

The CHA and its partners are creating on-site and off-site housing to replace Francis Cabrini Extension North in the Old Town and River North neighborhoods. The CHA committed to return 700 public housing units for Francis Cabrini Extension North residents. These new homes will be in mixed-income communities such as Parkside at Old Town, The Larrabee, and Pointe Tower at River Village, which are within walking distance of public transportation, landscaped parks, restaurants, art galleries, retail establishments, Chicago's RiverWalk, and schools. The Chicago Park District's two-acre Seward Park with a newly renovated front lawn, an ornamental fountain, a playground, and a clock tower is also steps away. The park offers a mix of athletic programming, cultural arts, and special family events for residents in the neighborhood.



OLD TOWN VILLAGE



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

**Francis Cabrini Extension North Public Housing Unit Delivery Plan\***

Total Planned Units	Units Delivered Through FY2005**	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
700	272	114	4	109	185	130

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

\*\*Includes units projected by year end FY2005.

## Parkside of Old Town

The CHA will close the real estate transaction and break ground for Parkside of Old Town in early FY2006. This mixed-income community, the first to be built directly on the site of former Francis Cabrini Extension North high-rise buildings, will provide a total of 215 public housing, 144 affordable housing, and 359 market-rate units. The first phase of construction will deliver 98 public housing units in mid-rise buildings and two- and three-story town homes. Retail establishments will also be developed on the first floors of the mid-rise buildings.

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Sewer improvements and new water mains have already been installed by the Chicago Department of Water. In FY2006, new utility infrastructure will be installed and the Chicago Department of Transportation will create new streets in the area.

## The Larrabee

The CHA will acquire four public housing units in the 72-unit mid-rise named The Larrabee. This off-site property located south of the Francis Cabrini Extension North site is in the River North area. The Larrabee offers a combination of classic and modern architecture and amenities such as granite countertops, new cabinets, contemporary kitchen appliances, hardwood floors, and modern bathrooms. Three retail spaces are also included as part of the design of the building.

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### Pointe Tower at River Village

Pointe Tower at River Village is a modern seven-story condominium building in which the CHA will acquire 12 public housing units. The building offers residents secure indoor parking and energy efficient features such as central air-conditioning, thermal-pane insulated glass windows, and a state-of-the-art fire alarm system with central station alert. Residents of Pointe Tower at River Village can stay indoors to enjoy on-site facilities like the fitness center or take advantage of their close proximity to boutiques, restaurants, retail stores, and acres of beautifully manicured grounds and walk-ways. Similar to The Larrabee, this off-site property is located just south of Francis Cabrini Extension North.



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## Hilliard Towers Apartments

Street Boundaries: Cullerton/Cermak/State/Clark

The historic preservation and rehabilitation of the Raymond M. Hilliard Center into Hilliard Towers Apartments, located just south of the Chicago Loop, will be complete in FY2006. Architect Bertrand Goldberg's unique design has been carefully maintained in the restoration of the four residential structures into a 12-acre mixed-income community. The four apartment buildings feature new kitchens, new bathrooms, shored up walls, new security entry systems, renovated lobbies, new central heating and air conditioning systems, and new laundry facilities. Rehabilitation of the first phase culminated in FY2004 and residents have since been enjoying amenities such as community rooms, decks, a rose garden, basketball courts, and new exterior lighting.



HILLIARD TOWERS APARTMENTS

The real estate transaction for the second and final phase of Hilliard Towers Apartments closed in FY2005. In FY2006, construction will continue on the units in one family building and one senior building. When complete, 152 renovated units designed to have open floor plans, new walls, new floors, new bathrooms, and new appliances will be leased to public housing residents.

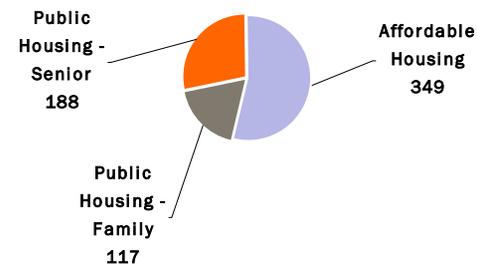
The second phase of rehabilitation also consists of site improvements such as a new garden, tennis courts, amphitheater renovation, and a new playground.

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

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

\*Includes units projected by year end FY2005.

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





*The Advisory Council on Historic Preservation (ACHP) gave HUD the Chairman's Award for Federal Achievement in Historic Preservation for working to conserve the historically and architecturally significant Hilliard Towers Apartments. In addition, ACHP partnership certificates were awarded to the CHA, the developer, the Illinois State Historic Preservation Officer, the HUD Chicago Regional Offices, and the Offices of Housing, Public Housing, and Community Planning and Development for their collaboration in the safeguarding of this historic complex through rehabilitation.*



The Near South Side neighborhood has become an attractive market for residential development and expansion due to its proximity to downtown Chicago and cultural attractions such as the Museum Campus and Chinatown. New retail development, such as a large supermarket, a new large general merchandise retailer, a coffee shop, and a variety of restaurants now dot the streets and provide Hilliard Towers Apartments residents shopping opportunities close to home. In addition to the residential and retail development, just one block north of the apartments, a brand new Perspectives Charter School building opened for the 2004-2005 school year and a new police station on 18th and State Streets was recently completed.

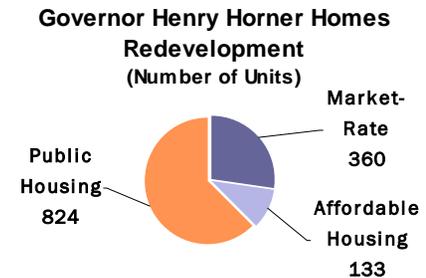
## Governor Henry Horner Homes

Street Boundaries: Lake/Washington/Hermitage/Oakley



Governor Henry Horner Homes is on the Near West Side of the City of Chicago, conveniently located minutes from downtown, and nearby to the city’s medical district, multiple educational institutions, and the United Center. Since completion of the first phase, the focus of Governor Horner Homes redevelopment has shifted to the second phase of Westhaven Park, which consists of contemporary architecture and landscaped gardens.

This second phase of redevelopment is divided into five, on-site sub-phases. With the first sub-phase complete, the CHA and the developer are at work on the second sub-phase. Construction of a mid-rise condominium building that will contain 34 public housing rental units, 72 market-rate, and seven affordable homes for-sale will continue throughout FY2006. The units will have well-equipped, contemporary kitchens and bathrooms, alarm systems, washer/dryer hook-ups, and individually controlled gas, heat, and air conditioning. The CHA will lease these public housing units in FY2006. The third sub-phase of redevelopment will include 127 rental units, 70 of which will be reserved for CHA public housing families. There will be a mix of one to four-bedroom units in five to nine-unit buildings.



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

Total Planned Units	Units Delivered Through FY2005*	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
824	640	104	34	70	0	80

\*Includes units projected by year end FY2005.

Westhaven Park residents also enjoy the neighborhood amenities that private and public investment have brought to the area. In addition to the new homes, there has been a renewed investment in neighborhood retail establishments and social service facilities. Residents can access the Loop and nearby neighborhoods such as Greektown and Little Italy conveniently using the multiple public transportation options available. Residents will have access to a new management office and a newly rehabilitated community center will provide services such as job training programs, after-school programs, and recreational activities for children, youth, and families. Infrastructure improvements at Westhaven Park include new utilities, sewer lines, sidewalks, and parking lots. The Chicago Department of Transportation will install new streets and alleys to make it easier for residents and emergency service vehicles to navigate through the area.



WESTHAVEN PARK



*The first phase of new units at Westhaven Park are finished. The CHA and the developer will continue to deliver revitalized units throughout FY2006.*



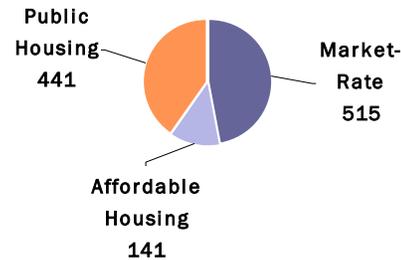
# Lakefront Replacement Housing

Street Boundaries: Various



Lakefront Replacement Housing will provide 441 on-site, off-site, and scattered site permanent homes for residents of the former Lake Michigan Homes. Upon completion, the CHA will have 120 units on-site at Lake Park Crescent, 30 units off-site at Jazz on the Boulevard, and 291 units scattered in the North Kenwood/Oakland community. Residents of these communities will be able to benefit from the multiple area attractions which include Lake Michigan, numerous public parks and museums, fine restaurants, retail establishments, and educational institutions.

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



**Lakefront Replacement Housing Public Housing Unit Delivery Plan**

Total Planned Units	Units Delivered Through FY2005*	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
441	199	58	15	56	47	124

\*Includes units projected by year end FY2005.

## Lake Park Crescent

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

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Full exterior masonry and custom landscaping make Lake Park Crescent a beautiful, inviting mixed-income community for families in public housing, affordable, and market-rate rental and home ownership units. The Lake Park Crescent units are in townhouses, mid-rises, and high-rise condominiums designed

around a new 2.8 acre landscaped park, which will be under construction in the spring of FY2006. Landscaped streets and common areas are being created to encourage pedestrian movement and a neighborhood feel.

The first phase of rental housing has been built and leasing will continue throughout FY2005. The CHA is planning the development of the first market-rate home ownership phase in FY2006.

The Lake Park Crescent Service Collaborative, formed by the developer as well as cultural and non-profit organizations, has been organized to respond to the community building needs of the Lake Park Crescent development and residents.

## Jazz on the Boulevard

Street Boundaries: 41<sup>st</sup>/43<sup>rd</sup>/Drexel/Cottage Grove

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Drexel Boulevard is returning to its turn-of-the-century grandeur with Jazz On The Boulevard. Located between 41<sup>st</sup> and 43<sup>rd</sup> Streets, Jazz on the Boulevard will provide 30 units of public housing in a 137-unit development featuring lush greenery and Victorian-style architecture with stone detailing, bay windows,

private balconies, arches, and iron fencing. Thirteen (13) of these units will be delivered in FY2005 while the remaining 17 will come online in FY2006. Families will be able to move into either single family rowhouses or condominiums with amenities such as bright and spacious floor plans, in-unit laundry hook-ups, and wiring for cable. The Jazz on the Boulevard courtyard is designed to enhance a sense of community while providing a space for adults to socialize and children to play.

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## **Keystone**

### **Street Boundaries: 63<sup>rd</sup>/66<sup>th</sup>/Ingleside/Greenwood**

Keystone will provide 38 public housing units in FY2006 and FY2007 as replacement housing for Lake Michigan Homes. The overall development will consist of 68 rental (38 public housing units, 23 affordable, and seven market-rate units) and 68 for sale homes. There will be security systems, internet and cable wiring, and window treatments.

The traditional single-family homes, two-, three-, and six-flats will be constructed in the Woodlawn Community which has experienced a recent resurgence of housing and commercial development. The City of Chicago has supported the resurgence by making street infrastructure improvements which range from new lamp posts to new streets and sidewalks. Keystone residents will have access to Chicago's largest YMCA at Stony Island Avenue and 63<sup>rd</sup> Street where they can enjoy family-based recreational programs, after-school activities, sports, and summer camps.

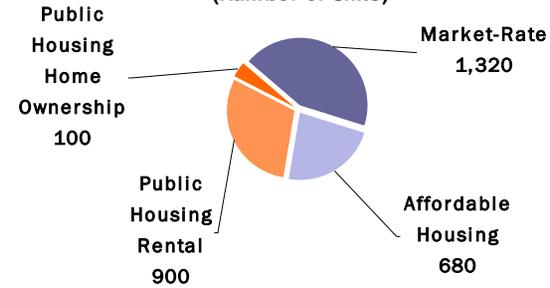
# Madden Park Homes/Ida B. Wells Homes and Extension/Clarence Darrow Homes

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

OAKWOOD SHORES



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



Oakwood Shores is the name given to Phase I of the redeveloped Madden Park Homes, Ida B. Wells Homes and Extension, and Clarence Darrow Homes. Oakwood Shores is a 90-acre development that will support the revitalization of the Bronzeville neighborhood. The CHA and the developer will incorporate this mixed-income community into the traditional Chicago architecture of the surrounding neighborhood by adding tree lined streets and sidewalks, brick or masonry construction, and detailed landscaping. In addition, a new street framework re-establishes the traditional Chicago street grid. The Chicago Department of Transportation will provide four new streets, as well as make various infrastructure investments including new alleys and the installation of new water services.

The first phase of Oakwood Shores is divided into three components, two rental and one home ownership (The Arches of Oakwood Shores). The real estate transaction closing for the second rental component took place in FY2005 and will contain 63 public housing units scheduled to be delivered in FY2006. The third component is comprised of 130 for-sale market-rate and affordable units. Twelve (12) of the affordable for-sale units will be set aside for public housing residents to purchase. The architectural design for Oakwood Shores includes patios, decks, and balconies, as well as landscaped walkways.

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

Total Planned Units	Units Delivered Through FY2005**	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
900	63	63	63	74	154	546

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

\*\*Includes units projected by year end FY2005.

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Residents of Oakwood Shores are not only steps away from Lake Michigan, but can also enjoy the outdoors at nearby public parks, including the recently opened Mandrake Park that houses a multi-purpose athletic field, a running track, and a landscaped border to buffer the park from traffic. This area is also rich with educational institutions, such as the renowned University of Chicago and the University of Chicago North Kenwood/Oakland Charter School.

Commercial development underway near the Cottage Grove Avenue and Pershing Road intersection is the result of the Chicago Department of Planning and Development Chicago Historic Resources Study, an effort to infuse new commercial investments into neighborhoods and preserve architecturally and historically significant buildings.



*Residents of Oakwood Shores will be able to enjoy amenities like new parks, new shopping establishments, and Lake Michigan which are just steps away from their homes.*

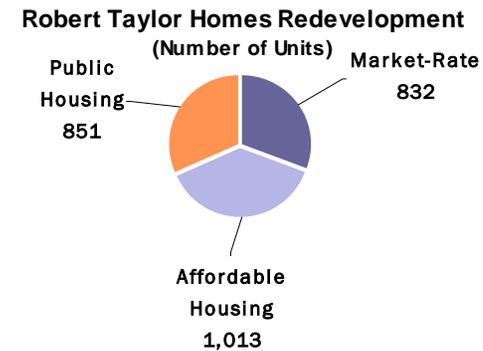
# Robert Taylor Homes

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

Legends South was selected as the umbrella name for the mixed-income community that will replace Robert Taylor Homes. Legends South will stretch for two miles on the South Side of the City and be comprised of more than 1,800 new residential units. Redevelopment has been divided into several phases, each of which will have its own community facilities, new streets, new utility infrastructure, and integrated commercial spaces. Because commercial development is an essential part of the redevelopment plan and an integral part of enhancing economic opportunities for residents of Legends South and the larger community, a large commercial development at the corner of 39<sup>th</sup> and State Streets will host new retail stores. Legends South offers its residents amenities which include state of the art kitchen appliances, cable-ready units, off-street parking, beautifully landscaped grounds, and on-site maintenance and property management.



LEGENDS SOUTH



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

Total Planned Units	Units Delivered Through FY2005*	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
851	110	83	0	83	181	477

\*Includes units projected by year end FY2005.

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## Hansberry Square

The on-site redevelopment of Robert Taylor Homes will begin in FY2006 with Hansberry Square, the first of three separate mixed-income development phases on the footprint of the original Robert Taylor Homes site. Hansberry Square will provide 83 public housing units in a variety of building types that include two flats, stacked duplexes, three flats, town homes, and a six-flat courtyard building.



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# Rockwell Gardens

Street Boundaries: Madison/VanBuren/Western/Rockwell



The off-site redevelopment of Rockwell Gardens is known as West End. The close proximity to downtown will allow its residents access to the Chicago Loop. The redevelopment plan for Rockwell Gardens includes diverse housing types such as single family homes, two- and three-flats, and eight-unit buildings.

## Jackson Square at West End

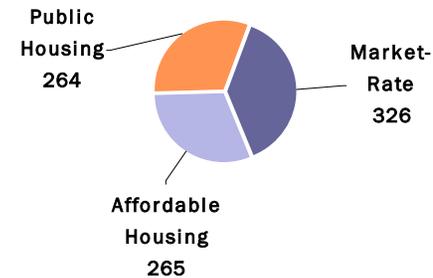
The real estate transaction for Rockwell Gardens Phase 1B, renamed Jackson Square at West End, closed in FY2005. Infrastructure and on-site unit construction is planned through FY2006, culminating in the delivery of 57 new public housing units. The Chicago Department of Transportation began installing new sewer lines and will pave new streets and alleys for Jackson Square. The new streets will help incorporate the site's 17 acres of land into a traditional city street grid. The Chicago Public Schools (CPS) will initiate the process to convert the Ulysses S. Grant Elementary School, located in the Rockwell Gardens community, into a charter school under its Renaissance 2010 Initiative.

Rockwell Gardens Public Housing Unit Delivery Plan

Total Planned Units	Units Delivered Through FY2005*	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
264	20	57	57	0	94	93

\*Includes units projected by year end FY2005.

Rockwell Gardens Redevelopment (Number of Units)



# Stateway Gardens

Street Boundaries: 35<sup>th</sup>/39<sup>th</sup>/State/Federal

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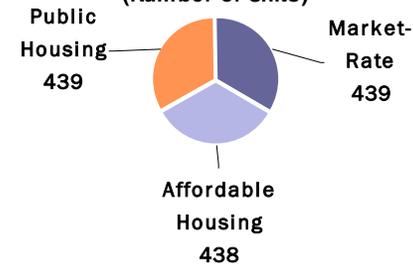


For the redevelopment of Stateway Gardens, seven architects were selected to design diverse housing opportunities for different lifestyles. The result of this collaboration was an award-winning master redevelopment plan.

In FY2006, redevelopment will continue on-site at Park Boulevard. Park Boulevard offers its residents all the amenities of urban life in a new, architecturally rich community. Energy efficient technology, distinctly styled brick and stone homes, outdoor living spaces, backyards, and private parking areas will make these new homes both modern and comfortable for its residents.

Park Boulevard will be built in three sub-phases, and upon completion, will provide 100 public housing units. The first 24 units will be delivered in FY2006. Each of the two following sub-phases will deliver 38 public housing units.

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



**Stateway Gardens Public Housing Unit Delivery Plan**

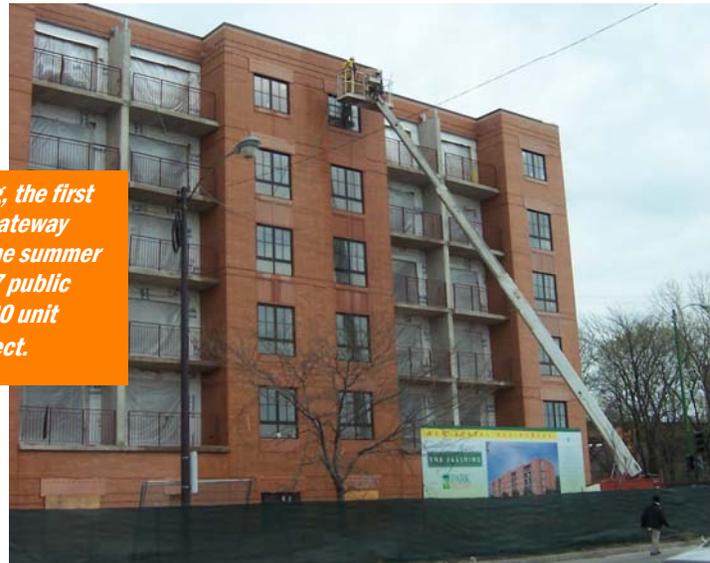
Total Planned Units	Units Delivered Through FY2005*	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
439	27	100	38	62	156	156

\*Includes units projected by year end FY2005.

The historic neighborhood of Bronzeville where Stateway Gardens is located is also being revitalized. The City of Chicago and other public and private entities continue to invest significant resources into the area to attract new residents and businesses. The Chicago Park District's Stateway Park offers programming for adults and children including summer day camp. The Chicago Transit Authority's (CTA) \$280 million Dan Ryan Red Line Rehabilitation Project provides area residents with improved public transportation. Stateway Gardens is a neighbor to the Illinois Institute of Technology (IIT).

IIT's progressive campus development includes the new McCormick Tribune Campus Center, State Street Village, and renovation work on the architecturally renowned Crown Hall. IIT also serves on the Stateway Gardens Working Group, and in support of the redevelopment has initiated an employer assisted housing program offering financial incentives for IIT staff and students to purchase units in Park Boulevard.

*Construction of The Pershing, the first off-site development of Stateway Gardens, was completed in the summer of FY2005 and provides 27 public housing units within an 80 unit affordable rental project.*



# Washington Park Homes

Street Boundaries: Various

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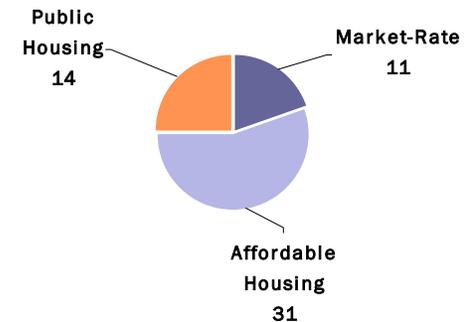
## St. Edmund's Meadows

The CHA is revitalizing Washington Park Homes through both redevelopment and rehabilitation. A part of this revitalization is the creation of a mixed-income community known as St. Edmund's Meadows. St Edmund's Meadows is comprised of a total of 56 rehabilitated three and four bedroom rental units, 14 of which will be public housing. Residents of St. Edmund's Meadows will have easy access to public transportation and the lakefront.



The CHA had originally projected that all 14 units would be delivered in FY2004; however, there were construction delays prolonging unit delivery. Six units have been delivered in FY2005 while the remaining eight will be ready for move-in in FY2006.

**Washington Park - St. Edmund's Meadows  
Redevelopment\*  
(Number of Units)**



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

**Washington Park - St. Edmund's Meadows Public Housing Unit Delivery Plan\***

Total Planned Units	Units Delivered Through FY2005**	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
14	6	8	8	0	0	0

\*Does not include unit delivery for all of Washington Park High-Rises and Low-Rises.

\*\*Includes units projected by year end FY2005.

# Fountainview

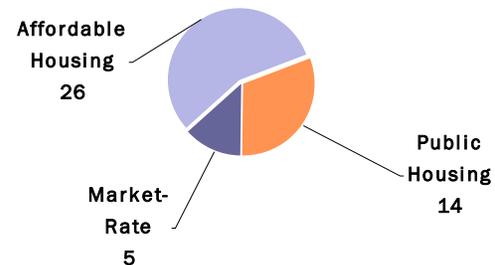
Street Boundaries: Douglas/Independence/13<sup>th</sup>/Ridgeway

The CHA will close the real estate transaction for Fountainview in FY2006. The CHA has provided the developer with scattered site units in exchange for 14 public housing units in this mixed-income community. Located in the Lawndale neighborhood of Chicago, residents will have a beautiful view of Harold Washington Square, renamed and rededicated in memory of former Chicago Mayor Harold Washington. Fountainview residents will benefit from the revitalization of the surrounding community that includes a new shopping center, new housing, and three new daycare centers. Fountainview residents will be able to access both branches of the CTA Blue Line, Interstate 290, and multiple bus routes. In the summer months, residents can take advantage of the Lawndale Chicago Farmers' Market, a popular destination, or stroll through nearby Douglas Park and visit the monumental garden shelter, known as Flower Hall.



F O U N T A I N V I E W

**Fountainview Redevelopment  
(Number of Units)**



**Fountainview Public Housing Unit Delivery Plan**

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

\*Includes units projected by year end FY2005.

## Additional Properties To Be Redeveloped

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The CHA will continue to convene and conduct planning discussions with working groups in FY2006 for the following properties that will be redeveloped:

Randolph Towers  
Washington Park High-Rises

The CHA will solicit redevelopment plans for:

Lawndale Complex

The CHA and the respective working groups will work in conjunction with the contracted urban planner to formulate redevelopment plans in FY2006 for the following properties:

1230 North Burling  
Francis Cabrini Extension South  
William Green Homes

## Senior, Scattered Site, and Family Housing Rehabilitation

The revitalization of CHA public housing units will also include the continued rehabilitation of senior and family properties in FY2006. 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. Scattered site rehabilitation is scheduled to complete in FY2005.

The rehabilitation process to restore the senior and family units requires a different approach than redevelopment. For each rehabilitation project, the CHA must take into account available federal funding and private funding, as well as the occupancy rate of many of the existing buildings and the need to minimize the impact on residents. Rehabilitation requires teamwork between residents, the CHA, City of Chicago departments and Sister Agencies, local community members, and private organizations. The continued success of the rehabilitation activities undertaken by the CHA is the result of hard work, perseverance, and collaborative relationships with both private and public partners.



*The CHA continues to expand the housing options for its residents by rehabilitating senior and family properties. Rehabilitation includes the renovation of individual units, building exteriors, common areas, as well as the creation of accessible units for people with disabilities.*

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The established process for rehabilitation activities is outlined below.

### ***Working Group***

Each family rehabilitation site has its own working group. The respective working groups are comprised of members that represent parties interested in the property’s renovation including public housing residents, CHA staff, architects, urban planners, and members of the community.

### ***Financial Structuring***

Unlike the mix of private and public resources for mixed-income communities, CHA capital funds are the primary resource for the rehabilitation program. Money is allocated for rehabilitation through the capital budget, and each financial transaction must be approved by the CHA Board. Due to the considerable amount of renovation, multiple financial transactions are often needed for each rehabilitation site. Therefore, the process to ensure that the appropriate resources are in place for each site’s rehabilitation activities can be lengthy.

### ***Rehabilitation Plan***

A rehabilitation plan is created for each site. Architects and urban planners assist the working group to make sure the rehabilitation plans take into consideration both building

conditions and future needs. The CHA and the working groups consult to ensure that the final site design is distinctive and fulfills the site’s requirements. 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 housing stock slated for rehabilitation by the CHA 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, during revitalization the CHA must ensure compliance with local and federal ADA/Section 504 regulations regarding the number and features of units that will be accessible and, according to the Illinois Accessibility Code, adaptable for people with disabilities.



*Construction crews repair the façade of a CHA building slated for rehabilitation. Many buildings have endured nearly a century of wear and tear and these extensive improvements will ensure that the buildings can handle the elements for years to come.*

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The CHA sometimes has to combine units during rehabilitation to make a unit accessible or adaptable. This conversion may ultimately reduce the total number of units at a site when rehabilitation is complete.

### ***Relocation and Leasing***

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

The following portions of this chapter provide the FY2006 plans for the rehabilitation of the senior, scattered site, and family housing properties.



***Residents are happy to move-into their new, revitalized units. Whenever possible, the CHA will move families directly to their new unit to eliminate the need for temporary housing.***

## Senior Housing Rehabilitation

By the end of FY2006, a total of 8,933 units will be rehabilitated. Some senior units will receive new kitchen cabinets, updated appliances, new lighting, bi-folding closet doors, and individually-controlled air conditioning units. Additionally, common areas will be improved and building exteriors renovated.



*The CHA will continue to rehabilitate its senior designated properties in FY2006.*

In FY2006, the CHA will start work on the fifth and sixth phases of rehabilitation. Over the course of the next two years, the fifth phase will deliver a total of 86 units at Larrabee Apartments; the sixth phase will deliver 125 units at Flannery Apartments and 173 at Britton/Budd Apartments. As with the other completed senior properties, the level and type of rehabilitation will vary from building to building. The CHA will upgrade both the exterior and interiors of these properties as well as enhance structural and mechanical systems. Common area improvements include new mailboxes, updated laundry rooms, and repaved exterior walkways. Exterior building improvements include façade repair and new windows where needed. Improved landscaping and added green pathways are being

completed throughout the senior portfolio to encourage residents to socialize with each other and enjoy the outdoors. The CHA may also add accessible concrete ramps to buildings that lack accessible entrances.

The CHA will continue to lease rehabilitated units at senior designated properties in FY2006. 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 accordance with the FY2005 Senior Designated Housing Plan, new admissions must be 62 years of age or older to qualify for CHA senior designated housing.

*Senior designated properties will now include an age 62 or older admissions criteria for individuals who wish to live in these properties. This new policy was instituted to give senior residents a more tight knit community that can cater to their needs.*



## Scattered Site Housing Rehabilitation



*CHA scattered site units are dispersed throughout the city and divided into five regional areas: North Central, North East, South East, South West, and West. These units are generally rowhouses or three flats and are indistinguishable from the market-rate units surrounding them.*

The CHA will fulfill its commitment to rehabilitate its scattered site inventory by the end of FY2005. The rehabilitation includes structural, mechanical, and building system improvements. Unit conditions varied so the CHA created site-specific rehabilitation plans and, based on need, units received new kitchen cabinets, countertops, improved closet space, new bathroom sinks and fixtures, new lighting, and newly painted walls. Exterior improvements on most buildings and redesigned landscaping have supported the blending of these units into their neighborhoods. Moving forward, the CHA will work to maintain the rehabilitated scattered site units leased to public housing families and eligible members of the community where the units are located.

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 converted to accessible units, and which would be exchanged with private real estate companies working on redevelopment sites. The CHA has exchanged scattered site units with mixed-income developers to receive an increased number of public housing units at particular sites, such as the St. Edmund's Meadows in Washington Park and Fountainview at Douglas and Independence.

## Family Housing Rehabilitation

The following pages contain information on future rehabilitation plans and unit delivery as well as the status of revitalization plans 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



*Construction crews are busy rehabilitating units for CHA families throughout the city. A total of 827 family housing units will be revitalized in FY2006.*

The CHA will renovate a total of 827 units at family housing rehabilitation sites in FY2006. The rehabilitation will include renovation of individual units, extensive improvements to building exteriors and common areas, and work conducted to ensure that units and common areas are accessible and/or adaptable to residents with disabilities. Rehabilitation of CHA family housing sites will be conducted in multiple phases to reduce the need to relocate families off-site. The positive impact of the rehabilitation program on communities throughout Chicago is clear given the growing number of neighborhood amenities sprouting up near each of the CHA properties undergoing revitalization. City of Chicago departments and utility companies will continue to install new electrical connections and water mains as well as repairing damaged sewers, catch basins, manhole covers, and streets.

Through rehabilitation, the CHA is also de-densifying these properties, thereby reducing the concentration of poverty. Additionally, CHA is adding site improvements such as walkways, gardens, and parking spaces.

### ***Altgeld Gardens and Phillip Murray Homes***

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

**Altgeld Gardens/Phillip Murray Homes**

Total Number of Units to be Rehabilitated	Units Delivered Through FY2005*	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
1,998	101	444	298	397	630	572

*\*Includes units projected by year end FY2005.*

The rehabilitation of Altgeld Gardens and Phillip Murray Homes is subdivided into five phases. Infrastructure has been laid throughout the entire site and the work for phase one has begun. The CHA will continue rehabilitation work on phases one and two in FY2006.



***The CHA will renovate a total of 298 units at Altgeld Gardens and Phillip Murray Homes in FY2006.***

Plans include renovating units and common areas, as well as improving the building systems. Unit renovations include new bathtubs, toilets, sinks, kitchen cabinetry, and lighting fixtures. Additionally, the CHA changed the floor plans slightly to provide more efficient kitchens. Exterior improvements will include repaved parking lots, landscaping with generous green space, and additional lighting. Windows and doors will be replaced and new canopies will be placed above each door.

Altgeld Gardens and Phillip Murray Homes are surrounded by a number of public facilities, such as the Altgeld Public Library, Carver School, and Carver Park. Carver Park offers residents activities such as free swimming lessons, day camp for children, and teen baseball teams. The Chicago Department of Transportation also recently repaired sidewalks and curbs alongside the property. Numerous private real estate developers are contributing to the neighborhood revitalization by rehabilitating old properties for sale, thereby enhancing housing opportunities within the community.

*Rehabilitation will take place to improve individual units, common areas, and the building systems.*



## ***Bridgeport Homes***

Street Boundaries: Litanica/31<sup>st</sup>/Halsted/32<sup>nd</sup>

<b>Bridgeport Homes</b>						
Total Number of Units to be Rehabilitated	Units Delivered Through FY2005*	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
107	60	47	47	0	0	0

*\*Includes units projected by year end FY2005.*

Bridgeport Homes is located on the southwest side of Chicago near U.S. Cellular Field. Rehabilitation of the site's 107 units will be complete in FY2006. The units will offer residents upgraded kitchen cabinets and new appliances, bathroom fixtures, interior and closet doors, and air conditioning. Bridgeport Homes will also receive exterior building renovations, façade repairs, and upgrades to the electrical, plumbing, and heating systems.



*The rehabilitation of Bridgeport Homes will provide 47 units for public housing families in FY2006.*

At the intersection of 31<sup>st</sup> and Halsted Streets, the Public Building Commission is constructing a new Ninth District Police Station. The Ninth District Police Station will span both sides of Halsted Street and include a community room for Chicago Alternative Policing Strategy (CAPS) meetings, a secure viewing and line-up room to protect crime victims and witnesses, as well as technological improvements, such as a fiber optic network for faster 911 emergency services and Local Area and Wide Area Networks for computer and cable connections.



*New storm sewers and a trash enclosure are part of the rehabilitation plan for Bridgeport Homes.*

### Francis Cabrini Rowhouses

Street Boundaries: Chicago/Hudson/Oak/Larrabee

Francis Cabrini Rowhouses						
Total Number of Units to be Rehabilitated	Units Delivered Through FY2005*	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
586	0	0	0	0	200	386

\*Includes units projected by year end FY2005.

The Francis Cabrini Rowhouses have significant historical and 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. The CHA is currently in the planning phase for the substantial rehabilitation of the Francis Cabrini Rowhouses. The rowhouses will continue to be used as a temporary relocation resource in FY2006 for families in the midst of the building closure process. While plans are finalized, the residents of Francis Cabrini Rowhouses can benefit from the restaurants, shops, entertainment venues, and other businesses the vibrant River North and Old Town neighborhoods have to offer.



*The CHA is planning to rehabilitate the Francis Cabrini Rowhouses. These homes have architectural and historical significance because they were designed with the help of renowned architects such as Ernest Grunsfeld Jr. and Henry Holsman.*

## Lake Parc Place

Street Boundaries: Oakwood/Lake Park/40<sup>th</sup>/Oakenwald

### Lake Parc Place

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

\*Includes units projected by year end FY2005.

The CHA completed unit renovation at Lake Parc Place in FY2004 and leasing began in FY2005. The property's proximity to Lake Michigan and downtown offers CHA families a magnificent view from their rehabilitated homes and access to recreational, educational, and employment opportunities.

## Lawndale Gardens

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

### Lawndale Gardens

Total Number of Units to be Rehabilitated	Units Delivered Through FY2005*	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
125	0	125	64	61	0	0

\*Includes units projected by year end FY2005.

The CHA and the Lawndale Gardens Working Group are currently in the planning stages for this site. Rehabilitation is expected to begin in FY2006 when the first 64 units will be delivered. The site was originally planned to have 128 units after rehabilitation; however, the CHA needed to combine units

to create accessible units for persons with disabilities. The rehabilitation of Lawndale Gardens will be complete in FY2007.

Lawndale Gardens is located in the South Lawndale neighborhood, where grassroots efforts have helped attract significant public investment in recent years. The Public Building Commission is constructing a new public high school scheduled to open for the 2005-2006 school year. The new two-story high school will provide students updated computer and science labs, a library, a gymnasium, a swimming pool, and performing and visual arts facilities. A new Tenth 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.



*When complete, Lawndale Gardens will provide 125 rehabilitated units for CHA families. Work at the site will commence in FY2006.*

## LeClaire Courts Extension

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

### LeClaire Courts Extension

Total Number of Units to be Rehabilitated	Units Delivered Through FY2005*	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
300	0	0	0	0	110	190

\*Includes units projected by year end FY2005.

LeClaire Courts Extension, in the neighborhood of Archer Heights, consists of 300 public housing units in two-story duplexes. Throughout FY2006, the CHA and the LeClaire Courts Extension Working Group will continue working together to finalize the design plans for the site. The CHA, working in conjunction with the City of Chicago and other stakeholders, will continue evaluating both housing and commercial development opportunities around LeClaire Courts Extension. The Department of Planning and Development has contracted with an urban planner to analyze the Cicero Avenue corridor for commercial development opportunities.

The City of Chicago has supported the revitalization of Archer Heights through the expansion of nearby Midway Airport and the renovation of the CTA Orange Line. The expansion of Midway Airport has brought to the area new economic opportunities including the creation of new jobs, while the renovated Orange Line provides the neighborhood with an upgraded public transportation system that connects its residents to the Chicago Loop and to other areas of the city.

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 CHA, the City of Chicago, and the LeClaire Courts Extension Working Group will continue to meet and work together to finalize the revitalization plan for LeClaire Courts Extension, as well as to evaluate housing and commercial development opportunities for the community. Residents have already benefited from the recent expansions of Midway Airport and the CTA Orange Line.*

## Lowden Homes

Street Boundaries: Eggleston/95<sup>th</sup>/Wentworth/95<sup>th</sup> Pl

### Lowden Homes

Total Number of Units to be Rehabilitated	Units Delivered Through FY2005*	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
127	88	39	39	0	0	0

\*Includes units projected by year end FY2005.

The CHA initiated the renovation of the two-story brick bungalows and ranch houses called Lowden Homes in FY2003. Since then, the CHA has installed temperature sensors, combined smoke/carbon monoxide detectors, leak detectors that reveal potential hazards, and controller boards in each unit as part of the Sensible Homes Initiative. The purpose of the initiative is to demonstrate how the strategic implementation of technology can be used to improve housing conditions and quality of life. In FY2005, 34 more units will be done and the remaining 39 units will be completed in FY2006. Once rehabilitation is complete, a total of 127 renovated units, one more than originally planned, will be available for CHA families.



*The CHA is repairing water mains and unit entryways as a part of the renovation of Lowden Homes, which will be complete in FY2006.*



Lowden Homes is located in the Washington Heights neighborhood on the south side of Chicago at 95<sup>th</sup> Street and Wentworth Avenue, west of the Dan Ryan Expressway and the CTA Red Line. The property offers its residents a quiet, urban setting with easy access to public transportation. Revitalization of 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 Public Building Commission is building a new 22<sup>nd</sup> District Police Station on Monterey Avenue that will be four times the size of the original Morgan District Police Station.

## Trumbull Park Homes

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

### Trumbull Park Homes

Total Number of Units to be Rehabilitated	Units Delivered Through FY2005*	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
434	189	245	134	111	0	0

\*Includes units projected by year end FY2005.

The CHA began rehabilitating Trumbull Park Homes in FY2004. In FY2006, construction activity will continue and deliver 134 units. Located in the South Deering community, the property consists of two-story rowhouses that were originally built in 1938. The adjacent public park that shares its name provides residents access to facilities such as baseball and tennis courts, walking trails, and a swimming pool. Rehabilitation at Trumbull Park Homes will include upgrades in plumbing, heating, and electrical systems, the installation of new entry doors and windows, renovations to each unit, such as new cabinets in the kitchen and bathrooms, new lighting fixtures, new closet doors, and new flooring. Rehabilitation of the 434 units is scheduled to be complete in FY2007.



*Residents of Trumbull Park Homes will enjoy renovated entryways in their development, which include new lighting, sidewalks, patios, and wheelchair accessible ramps.*

Numerous private and public revitalization projects are 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 several 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.

## Washington Park Low-Rises

Street Boundaries: Various

### Washington Park Low-Rises

Total Number of Units to be Rehabilitated	Units Delivered Through FY2005*	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
470	184	80	60	60	60	106

\*Includes units projected by year end FY2005.

The Washington Park Low-Rises are located in both the Washington Park and Grand Boulevard community areas of the city. Rehabilitation work is underway in these neighborhoods to restore the public housing units to safe, decent, and quality housing for CHA families. The CHA expects that 60 Washington Park Low-Rise units will be complete in FY2006, with renovated kitchens, bathrooms, interior lighting, and closets.

CHA residents and community members already benefit from the amenities the Chicago Park District offers in the 366-acre Washington Park. Amenities include indoor and outdoor swimming facilities, a fitness gym, tennis courts, and baseball fields. In collaboration with private partners, the Chicago Park District opened the city's first arboretum in Washington Park, which has a 30-acre trail and a self-guided tour. In FY2005, the Park District will complete the restoration of the lagoon and the Fountain of Time as well as repave selected basketball courts in Washington Park. Moreover, a new garden will be located between the Fountain of Time and Midway Plaisance.



*The CHA is underway with rehabilitating Washington Park Low-Rises. In addition to common area and building exterior work, rehabilitation consists of updating kitchens, bathrooms, interior lighting, and closets.*



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

### **Wentworth Gardens**

**Street Boundaries: Pershing/Princeton/37<sup>th</sup>/Wentworth**

<b>Wentworth Gardens</b>						
Total Number of Units to be Rehabilitated	Units Delivered Through FY2005*	Units Under Construction FY2006	FY2006 Planned Units	FY2007 Planned Units	FY2008 Planned Units	FY2009 Planned Units
344	114	230	185	45	0	0

*\*Includes units projected by year end FY2005.*

The first phase of Wentworth Gardens, a development primarily comprised of two-story rowhouses and three-story walk-ups, will be completed in FY2005, delivering 114 units for CHA families to lease. The second phase of construction will begin in FY2006 producing another 185 units, while the 45 remaining units will be completed in FY2007. Wentworth Gardens is located between 37th Street and Pershing Road and is in close proximity to mixed-income developments. Residents of Wentworth Gardens will reap numerous benefits from the entire community's revitalization.

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On site, residents are already taking advantage of the newly renovated Wentworth Gardens Field House. The field house is the first completed portion of the rehabilitation plan for Wentworth Gardens and offers both a gathering place for residents and a facility where children can experience social and cultural activities. The renovations, completed in FY2004, include a redeveloped interior, a new gymnasium, a rehabilitated kitchen, weight room, and a multi-purpose room.



*Volunteers built a playground for Wentworth Gardens' children to enjoy. The CHA will continue to revitalize the property in FY2006.*

## Properties To Be Redeveloped or Rehabilitated

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

### *Dearborn Homes (To Be Rehabilitated)*

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

The CHA has decided to rehabilitate Dearborn Homes as traditional public housing. The 16 mid-rise nine-story buildings are located on a large parcel of land in the Douglas community. Assessment and planning activities for the rehabilitation of these public housing units will continue throughout FY2006.

At Dearborn Homes, residents have access to Williams Park, which offers basketball courts, a walking trail, and a water play area that is open in summer months. Additionally, the Williams Elementary School was recently re-opened with 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/25<sup>th</sup>/Federal

Harold Ickes Homes will be rehabilitated as a traditional public housing family development. Assessments and planning for the renovation of the site and the units will continue throughout FY2006.

Recent additions to the community's growing list of amenities include a new police station at the intersection of 18<sup>th</sup> 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. Once a decision has been reached, the CHA will design the redevelopment or rehabilitation plans for the site. While the decision is pending, current residents have access to a growing number of amenities in the area, including thriving commercial development and the new pedestrian river walk at the Chicago river.

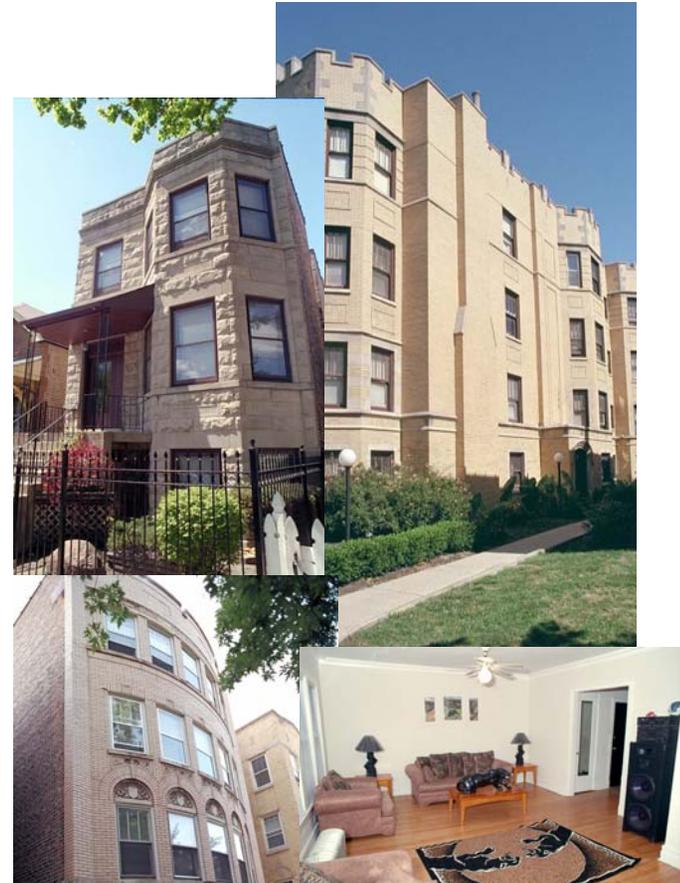
# CHAPTER TWO

## CONNECTING FAMILIES TO EXPANDED HOUSING OPTIONS



## CHAPTER TWO: CONNECTING FAMILIES TO EXPANDED HOUSING OPTIONS

Through the Plan for Transformation, the CHA is creating 25,000 units of revitalized public housing for low-income families. Above and beyond the public housing units, low-income families have access to a variety of housing options through the Housing Choice Voucher (HCV) Program. Through tenant and project-based vouchers, families obtain access to units in the private market as well as take additional steps toward financial independence. The CHA voucher program has been recognized nationally for innovative administrative practices and programs. In FY2006, the CHA will continue to successfully manage the HCV Program allowing 35,189 families to have access to quality, affordable housing located throughout Chicago.



*The CHA will continue to offer housing assistance to public housing families and HCV Program participants through the tenant-based and project-based voucher programs. The HCV Program provides families with increased housing choices in the private market.*

Photographer: David L. Williams, Tricor Communications (top-left)

# Housing Choice Voucher Program (Tenant-Based Vouchers)

In FY2006, the CHA anticipates that over 100,000 individuals will utilize 35,189 tenant-based vouchers to lease units in the private market. Housing Choice Vouchers provide individuals and families with access to units that would otherwise be outside of their economic range. Participants use the HCV to pay the difference between their contribution to rent (up to 30% of their adjusted annual income) and the unit's fair market value as determined by the HCV Program Administrator. Landlords renting to HCV Program participants receive monthly Housing Assistance Payments (HAP) from the HCV Program Administrator.

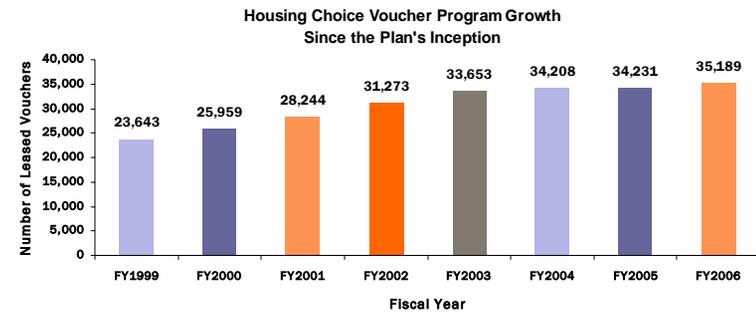
Since the beginning of the Plan for Transformation in FY1999, the CHA voucher allocation has steadily increased, in part, to support relocation activities occurring under the Plan. The CHA anticipates that any remaining vouchers after relocation is complete will be leased through the HCV Program.



*The tenant-based voucher allocation has grown since the beginning of the Plan for Transformation. This has allowed more low-income Chicagoans an opportunity to participate in the HCV Program.*

## HCV Program Management Benchmarks

The CHA contracts the day-to-day management of the HCV Program to a third-party contract administrator CHAC, Inc. to provide for the quality management of the program. To sustain quality, the CHA establishes performance management benchmarks on an annual basis. These benchmarks are set at or above the Section Eight Management Assessment Program (SEMAP) Benchmarks which are utilized by HUD. FY2006 performance management benchmarks for the HCV Program are listed in the table below.



HCV Program Management Benchmarks	
Category	FY2006 Benchmark
Lease-Up	98% 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 FY2006.
Rent Reasonableness	95% 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, with a goal to 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 completed properly at the time of admission and annual re-examination.
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.

HCV Program Management Benchmarks (continued)	
Category	FY2006 Benchmark
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. Re-examinations for elderly and disabled tenants are conducted biennially.
Pre-Contract Housing Quality Standards (HQS) Inspections	The CHA inspects private market units in the HCV Program using HQS established by HUD. At least 99% of newly leased units will pass a HQS inspection on or before the beginning of a lease or HAP contract date.
Annual HQS Inspections	At least 97% of all units under HAP contracts will be inspected annually.
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 Inspections	At least ten quality control inspections of participant units will be conducted per HQS Quality Control Inspector per quarter. The pass rate for HQS quality control inspections is at least 95%.

## ***Supportive Programs and Services for HCV Program Participants***

The HCV program is more than a vehicle through which low-income families can obtain affordable housing; the Program also offers services designed to assist program participants who want to make moves toward greater economic independence. Among these services are 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.

*The CHA offers several programs and services designed to assist HCV Program participants in achieving greater economic and financial independence.*

Photographer: David L. Williams, Tricor Communications



### *Family Self-Sufficiency Program*

The Family Self-Sufficiency (FSS) Program offers HCV Program participants, including those relocating from public housing, the opportunity to create customized action plans for obtaining greater financial independence. FSS Program

participants work with counselors to identify their goals which can include obtaining employment, eliminating debt, earning a college degree, and/or purchasing a home. Participants then enter into a five year contract which includes a customized action plan that details the steps needed to reach their goal such as job training, self-help workshops, legal assistance, and business development. The CHA projects that at least 1,500 families will be enrolled in the FSS Program in FY2006.

Many of the FSS participants see an increase in their income as a result of their successful participation in the program. This increase in income impacts the amount that they are expected to contribute to rent. To offset this increase, an escrow savings account is established for each family and, on a monthly basis, the CHA makes a deposit into the account that is equal to the calculated rent increase. Families then receive the escrowed funds and any earned interest once they graduate from the FSS Program.

<b>Planned FSS Program FY2006 Activity</b>	
Planned number of families enrolled	1,500
Planned percentage of enrolled families with an earned income	45%
Planned percentage of enrolled families with an increase in earned income	5%
Planned percentage of enrolled public housing relocatees with an increased in income	16%

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*Choose to Own Home Ownership Program*

Some FSS Program participants identify purchasing a home as one of their goals. These families have the opportunity to participate in the nationally recognized CHA Choose to Own Home Ownership Program. Participating families contribute a down payment of merely three percent, which can come from their FSS escrow account, and make monthly mortgage payments that are subsidized by a HAP.



*Since FY2002, the nationally recognized Choose to Own Home Ownership Program has assisted over 100 families in becoming home owners.*

After completing pre-purchase counseling, participants work with a lender to obtain pre-qualification and then begin to search for a home. Once they identify a home, it is subject to both a conventional inspection as well as a HQS inspection to ensure that it is a safe, quality domicile. The family may obtain mortgage financing after the home passes inspection and move into their new home.

The support provided to the Choose to Own participants does not end once they buy a home. Participants attend post-purchase counseling and work with the CHA to establish an emergency repair reserve. Over 100 families have purchased a single-family house, townhouse, condominium, or cooperative through the program since FY2002 and the CHA expects an additional 50 families to close on homes in FY2006.

*HCV Home Visits*

CHA staff conducts annual home visits with public housing families who use HCV during the relocation process. These visits, which are in addition to the services provided by CHAC, Inc. and the Service

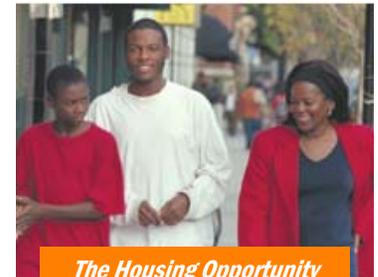


*The CHA schedules annual home visits with public housing families who have relocated to the private market with a HCV.*

Connector System, serve to identify needs of public housing relocatees as they adjust to their new communities. The visits provide an opportunity for the families to learn about special programs and obtain updates on the status of the Plan for Transformation and revitalization activities. In FY2006, the CHA will continue to conduct home visits for all families that have relocated into Chicago communities with a HCV as part of the Plan.

*Housing Opportunity Program*

The Housing Opportunity Program is part of the CHA strategy for deconcentrating poverty. HCV families interested in moving to a community with a low-poverty rate have access to a variety of tools that support their move to an identified Opportunity Area (a census tract with a poverty rate no greater than 23.49%). The available tools include counseling, Fair Housing Training workshops, and free legal services. Six thousand (6,000) families are expected to be briefed on the Housing Opportunity Program in FY2006. Two thousand (2,000) families are expected to enroll and of those enrolled, the CHA has established a goal of 26% moving to a low-poverty area during the year.



*The Housing Opportunity Program offers interested families the tools to move to identified low-poverty Opportunity Areas.*  
Photographer: David L. Williams,  
Tricor Communications

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### ***The Modification Fund – Expanding Housing Options for Residents with Disabilities***

Access Living, an advocacy group that promotes the independence and inclusion of people with disabilities in every aspect of life, works to provide support to help HCV Program participants as they search for units in the private market that are appropriate and accessible to persons with disabilities.



***Access Living and the CHA have partnered to assist HCV Program participants locate accessible units in the private market.***

Photographer: David L. Williams, Tricor Communications

In FY2006, Access Living will continue to administer the Modification Fund (Fund). Through the Fund, HCV Program participants who require an accessible or adaptable unit can apply for grants for up to \$5,000 to cover the construction costs of modifying units. The grants can be used to make a number of modifications including: lowering sinks and cabinets, widening doorways, and installing flashing bells and fire alarms. In FY2006, the CHA estimates that 80 families will apply for funds and that grants will be awarded to 40 families.

## Expanding Outreach

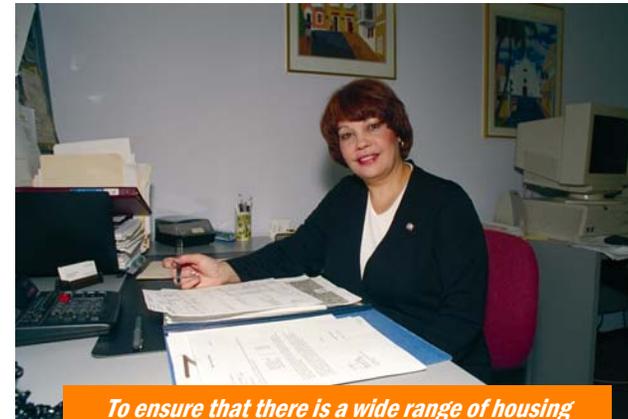
### *Landlord Outreach and Incentives*

Many Chicago landlords are active participants in the HCV Program. It is essential that a large pool of landlords is maintained so that HCV Program participants have a wide variety of units from which to choose. To that end, the CHA and HCV Program Administrator market the HCV Program extensively to landlords, host seminars, workshops, and the Owner Resource Council, and offer incentive programs for current and potential landlords.

Some of the marketing activities that will occur in FY2006 include placing materials on the program in the HCV Resource Room which serves as a library for participating landlords. Materials will also be placed on the HCV Program website. Activities planned for new owners include quarterly orientation sessions. These sessions help new owners learn more about the administrative procedures associated with the HCV Program and allow them to obtain additional information. Through these marketing efforts, the CHA expects 300 new landlords with 800 units to be added to the HCV Program in FY2006. As many as 500 of these units are anticipated to be in low-poverty areas.

Additionally, Participating landlords will have the opportunity to attend seminars and workshops held throughout the city in FY2006. Topics covered at these events will range from communicating with tenants to passing HQS inspections.

Landlords will also have access to the Owner Resource Council. The Owner Resource Council is made up of 13 members who rent units to HCV Program participants. Through the Council, owners can propose training topics for owners and tenants and raise program operational concerns.



*To ensure that there is a wide range of housing options for HCV Program participants, the CHA and the HCV Program Administrator promote the program extensively to potential landlords.*

Photographer: David L. Williams, Tricolor Communications

The CHA also provides potential landlords with incentives for renting to HCV Program participants. These incentives include:

- Fast-track paperwork processing for owners with units in low-poverty areas;
- Electronic HAP payments;
- Special scheduling of inspections for owners with multiple units; and
- The Chicago Housing Choice Voucher Property Tax Savings Program.



*The CHA offers landlords the opportunity to participate in programs, such as the Chicago Housing Choice Voucher Property Tax Savings Program, as an additional incentive to rent their units to HCV Program participants.*

Photographer: David L. Williams, Tricor Communications

Owners of qualified rental properties are able to obtain tax abatements through the Chicago Housing Choice Voucher Property Tax Savings Program. Landlords are eligible to receive a reduction of up to 19% in the Equalized Assessed Valuation of each property. To qualify, the property must be located within a census tract that has a poverty level below 10%, have had at least one HCV Program participant as of January 1<sup>st</sup> of the taxable year, and the unit must be up to code and must have passed the most recent HQS inspection.



*Special scheduling of inspections is one incentive for owners with multiple units in the program.*

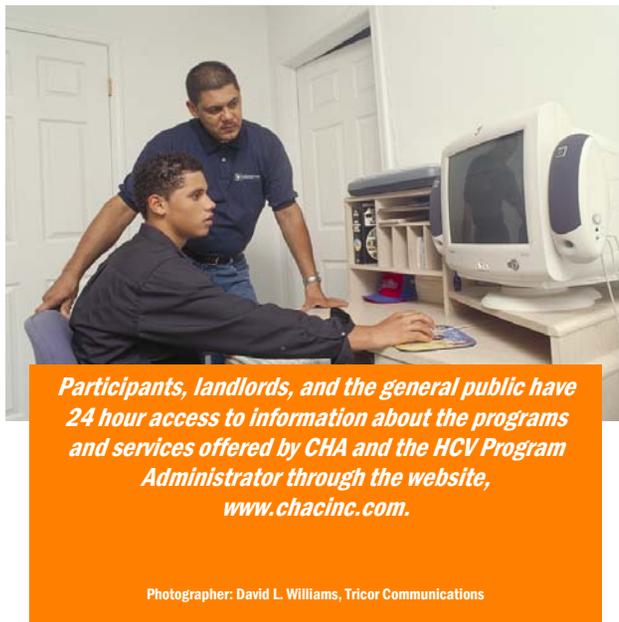
Photographer: David L. Williams, Tricor Communications

### ***HCV Program Website***

HCV Program participants, landlords, and the public-at-large have access to a wealth of information on the HCV Program website, [www.chacinc.com](http://www.chacinc.com). Program participants can search the listings database and find information on various HCV special programs. Current and potential landlords can list their

units, obtain information on the benefits of participation, and incentive programs. And the public-at-large can learn about the HCV Program and staff and review a list of frequently asked questions. In FY2006, the CHA and HCV Program Administrator will continue to enhance the site to keep the information updated with program materials and schedules for workshops and training sessions.

resources: [www.thecha.org](http://www.thecha.org), [www.chacinc.com](http://www.chacinc.com), and [www.therightmovesnet.net](http://www.therightmovesnet.net). Throughout FY2006, the CHA will maintain the three offices located in the southwest, southeast, and west regions of Chicago. There are also three Latino Site Offices operated by the community-based, not-for-profit organization Spanish Coalition for Housing which provides counseling services to voucher holders.



### Satellite Offices

The Satellite Offices serve as alternative access points for the HCV Program. Participants can visit the Satellite Offices for eligibility interviews and re-certifications; planning services that support economic independence; and access to CHA online



## Project-Based Voucher Programs

Low-income families in Chicago can not only obtain units in the private market through the tenant-based vouchers but through project-based vouchers as well. Project-based vouchers are issued to building owners and are not transferable with the tenants should they move to a different property. In FY2006, the CHA anticipates that a total of 1,534 project-based vouchers will be issued to owners with units across the City of Chicago.

In FY2006, the CHA will continue its project-based voucher commitment with a number of established Chicago-area projects.

*Project-based vouchers offer families another alternative for finding quality, affordable housing throughout the City of Chicago.*

Photographer: David L. Williams, Tricor Communications



### *Regional Housing Initiative*

The Regional Housing Initiative (RHI) is a consortium created to foster the construction of affordable housing near job and transportation centers in the metropolitan area. The consortium, composed of the Chicago, Cook, and Lake County Housing Authorities, awards project-based vouchers to developers who can then gain access to tax credits to fund their project and capitalize on the steady rental income stream. A number of developments are currently under construction under RHI and in FY2006, the RHI Selection committee will solicit additional proposals from developers building homes in areas that afford low-income residents the best access to jobs.

### *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.

# CHAPTER THREE

## TRANSITIONING FAMILIES TO NEW COMMUNITIES



## CHAPTER THREE: TRANSITIONING FAMILIES TO NEW COMMUNITIES

The CHA has and will continue to work diligently to enhance its relocation process so that residents continue to receive the necessary information and services throughout the process. The CHA remains focused on providing residents with the information and resources necessary to make housing choices that are best for their families. Relocation processes are currently in place for residents moving to and from senior properties, redevelopment properties, and rehabilitation properties. In FY2006, the CHA will continue to guide residents through the relocation process by offering relocation services that are designed to assist both public housing families and Housing Choice Voucher (HCV) participants as they transition to their new community.



## Transitioning To Rehabilitated Units At Senior Designated Housing Properties

The CHA has rehabilitated 91% of the senior housing portfolio and has been able to minimize the effect rehabilitation and relocation has on seniors. Whenever possible, the CHA concentrates construction activity on floors with vacant units so that seniors can make one move directly from their non-revitalized unit into their rehabilitated home. To ensure that seniors make a smooth transition into their new homes, the CHA will conduct post-move visits after each move is complete.

Once all current residents have been relocated to rehabilitated units, the CHA can lease the remaining vacant units to applicants who meet the eligibility requirements. During FY2006, the CHA will continue to implement its FY2005 Senior Designated Housing Plan (SDHP). HUD approved the FY2005 SDHP so that, moving forward, the CHA will lease units in these properties to families whose heads of household are 62 years of age or older. Through the implementation of the SDHP, the CHA will endeavor to meet the growing demand for affordable senior housing in Chicago. Throughout FY2006, CHA's Senior Services Department and the Chicago Department on Aging will continue to host open houses and tours to showcase these designated properties thereby enhancing the lease up efforts.



**Sharon Gist-Gilliam, Chairperson of the CHA Board of Commissioners; Mary E. Wiggins, CAC President and CHA Board Commissioner; Hallie Amey, President of the Wentworth Gardens Resident Management Council and CHA Board Commissioner; and Terry Peterson, Chief Executive Officer of the CHA, attend the rededication ceremony of rehabilitated senior designated properties.**

## The Relocation Process At Family Properties

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In order 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 rights and responsibilities of both the CHA and the leaseholder 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. In FY2006, the CHA will continue to fulfill the obligations set forth in the Relocation Rights Contract by keeping residents informed about redevelopment and rehabilitation activities so that leaseholders can make informed decisions about the housing choices for themselves and their families.

### *Tracking and Monitoring*

The CHA has developed and refined a method that efficiently tracks and monitors the implementation of the Relocation Rights Contract. Relocation Project Managers work with an on-site team of Resident Relocation Coaches, Relocation Counseling Agencies, Local Advisory Council members, Service Connector System staff, Asset Management Department staff, and property management company staff.

To better support families and efficiently track their movement during relocation, the CHA utilizes an automated system, CHASystems@Work. In addition, an independent monitor continuously reviews the relocation process and forwards recommendations for improvement to the CHA.

### *CHA Relocation Team*

Relocation Project Managers lead weekly meetings with CHA staff and contractors to address and develop solutions to resident issues, discuss relocation events, and share information. Relocation project managers coordinate and monitor all the relocation activities at each development to ensure that they are occurring properly.

### *Relocation Coaches*

The role of the relocation coach is to encourage resident participation in relocation activities. Relocation coaches distribute materials describing the benefits of attending informational programs and events related to the relocation process and entice families to use resources and service available through the Service Connector. Additionally, relocation coaches help identify families who are in need of extra assistance or additional referrals for social services.

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*Service Connector System*

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



*Relocation Coaches, Service Connector System staff, Relocation Counseling Agencies, Local Advisory Council members, Asset Management Department staff, and property management staff work with residents who are relocating.*

*Relocation Counseling Agencies*

Relocating residents referred to the HCV Program receive assistance from relocation counseling agencies to identify and view potential units and prepare to move into the private market with a HCV. Additionally, these agencies conduct follow-up visits once the residents have moved into their unit and keep residents informed of necessary appointments.

*Local Advisory Council (LAC)*

The LAC resident leaders work and communicate regularly with CHA staff to address resident concerns during the relocation process. In FY2006, the LAC will continue to facilitate relationships between residents and the CHA, as well as remind residents of their rights under the Relocation Rights Contract.

*Asset Management Department*

The Asset Management Department of the CHA helps ensure that property managers comply with the Relocation Rights Contract. Asset Management staff conducts training sessions and provides support to property management companies as needed.

*Property Management Companies*

To ensure that residents remain lease compliant, property managers conduct annual re-certifications. Residents who are not lease compliant are referred to Service Connector staff members who work with residents to become lease compliant. Additionally, the property manager keeps each resident's relocation file and attends relocation meetings and fairs when relocation occurs at their site.

*Resident Tracking System*

CHASystems@Work is designed to track the status of residents as they move through the relocation process. The system enables the CHA to efficiently plan, accurately record, and retain or retrieve relocation activity in a consistent and timely manner. The system consists of four modules: Relocation Management Tracking System (RMTS), Housing Offer Process (HOP), Bedroom Sizing Module, and TheRightMovesNet.Net. Through these modules, the CHA is able to generate reports, send accurate and timely notices, retain and record resident choices, and assist residents through web-enabled resource information.

*Relocation Independent Monitor*

In accordance with the Relocation Rights Contract, the CHA will continue to utilize a Relocation Independent Monitor during FY2006. The Independent Monitor will review the relocation process and provide recommendations on it to the CHA and the Central Advisory Council (CAC).

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

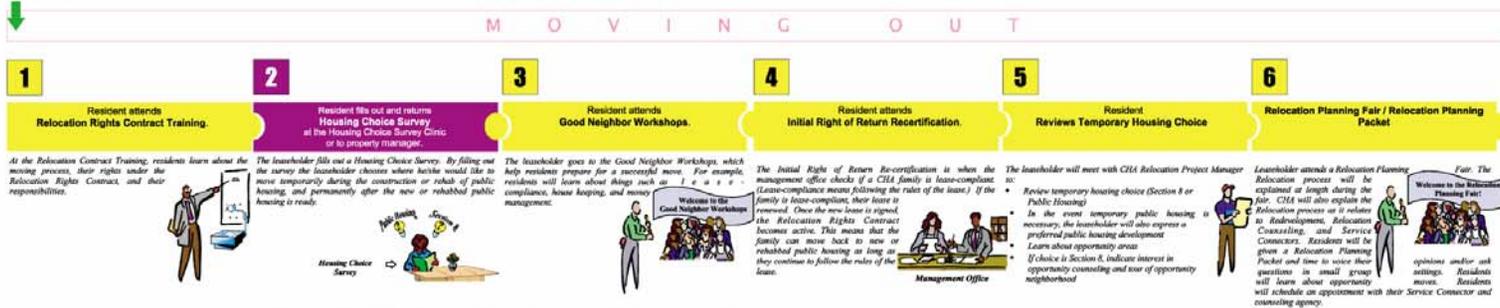


*The CHA will continue to fulfill its obligations set forth in the Relocation Rights Contract and help residents transition into their temporary and permanent housing choices throughout FY2006.*

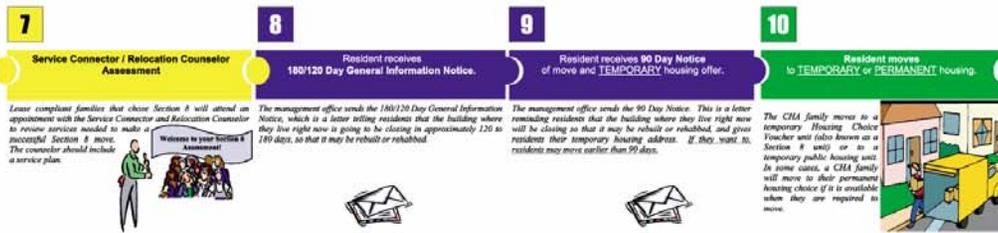


# RELOCATION PROCESS

START



## MOVING OUT



PERMANENT MOVES

TEMPORARY MOVES  
Process Continues

Relocation process continues if the family moves to a TEMPORARY Housing Choice Voucher (Section 8) unit or to a TEMPORARY public housing unit.

## MOVING IN



**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

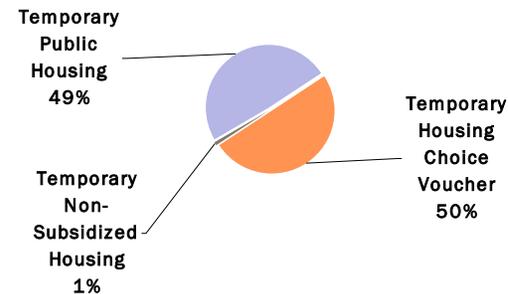
The CHA continues to invest a significant amount of its resources to ensure that residents are informed about the relocation process. Through this focus, the CHA helps residents make informed decisions on relocation issues, keeps them advised of their temporary and permanent housing options, works with residents to update their Housing Choice Surveys (HCS), and helps them plan their actual relocation by providing updates on the progress of revitalization activities at the properties. The CHA utilizes a variety of communications channels to assist and inform residents of relocation activities. In FY2006, the CHA will continue to communicate to its residents by conducting HCS reviews, making presentations in the community, and providing notices and written materials to residents in the mail.

### *Housing Choice Surveys*

At the beginning of the relocation process, each CHA household in developments undergoing revitalization completed a HCS. The HCS is how residents indicate where they would like to live temporarily during revitalization and where they would like to live permanently after redevelopment or rehabilitation is complete. In FY2006, CHA Relocation staff will continue to meet with families in advance of their move-out dates to provide them with an overview of the relocation process, an opportunity to review their relocation choices, and answer any questions about the process. During the review, the family has

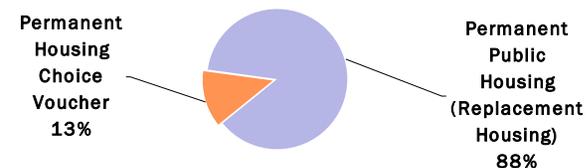
the option to amend their temporary and permanent housing choices.

**Housing Choice Survey Results  
Temporary Choices  
as of June 30, 2005\***



\*Based upon information entered into the Relocation Management Tracking System as of June 30, 2005.

**Housing Choice Survey Results  
Permanent Choices  
as of June 30, 2005\***



\*Based upon information entered into the Relocation Management Tracking System as of June 30, 2005.

### ***Relocation Fairs***

The CHA plans to conduct at least one Relocation Fair at each of the properties approved for relocation in FY2006. Relocation Fairs are designed to educate residents about the relocation process and inform them of the programs and services available to help them transition successfully to temporary and permanent housing. During the fairs, CHA staff provides an overview of the entire process, discusses the programs and services that are available to residents, updates residents on redevelopment and relocation activities, and gives residents an opportunity to ask questions in small group settings.



***During Relocation Fairs, CHA staff explain the relocation process to residents and answer questions.***

### ***Housing Offer Process Information Sessions***

In FY2006, the CHA will host a number of Housing Offer Process/Replacement Housing Information Sessions. The sessions are tailored to each particular site undergoing redevelopment or rehabilitation and will be offered to residents who have chosen that particular site on their Housing Choice

Survey. During the sessions, residents learn, in detail, about the method in which they will receive a housing offer, the units that are being rehabilitated or redeveloped, the community they will be moving into, and the services available to support them as they relocate.

### ***TheRightMovesNet.Net***

To better assist residents in the relocation process, the CHA launched its newest CHASystems@work module, TheRightMovesNet.Net. The RightMovesNet.Net module ([www.therightmovesnet.net](http://www.therightmovesnet.net)) is a web-enabled resource



***TheRightMovesNet.Net offers residents the opportunity to use the latest computer technology to aid them in making informed relocation choices.***

information system that uses flash media, Geographic Information Systems (GIS), and three-dimensional animation to aid residents in making informed relocation choices. The system is designed to provide six information resource modules on affordable housing, relocation planning, public services, human services, transportation, and education. The system also features an electronic bulletin board where important notices or questions can be posted, retrieved, or answered from any place with public access. In FY2006, the program will be operational for residents to consult at all CHA developments that have internet access.

## 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. The following tables describe planned relocation activities for FY2006.

FY2006 Planned Building Closure Mixed-Income Redevelopment Properties		
Development/Address	Total Number of Units Closing	Number of Households Affected*
<b>Grace Abbott Homes</b>		
1440 W. 13TH ST.	135	90
<b>Sub-total</b>	<b>135</b>	<b>90</b>
<b>Jane Addams Homes</b>		
901 S. ADA ST.	8	8
845 S. ADA ST.	8	8
860 S. LYTLE ST.	8	8
916 S. LYTLE ST.	8	7
1250 W. TAYLOR ST.	10	10
1300 W. TAYLOR ST.	10	9
<b>Sub-total</b>	<b>52</b>	<b>50</b>
<b>Francis Cabrini Extension South</b>		
412 W. CHICAGO AVE.	65	35
911 N. HUDSON AVE.	65	30
862 N. SEDGWICK ST.	65	25
<b>Sub-total</b>	<b>195</b>	<b>90</b>
<b>William Green Homes</b>		
534 W. DIVISION ST.	144	48
624 W. DIVISION ST.	134	67
<b>Sub-total</b>	<b>278</b>	<b>115</b>

FY2006 Planned Building Closure Mixed-Income Redevelopment Properties		
Development/Address	Total Number of Units Closing	Number of Households Affected*
<b>Henry Horner Homes</b>		
1943 W. LAKE ST.	65	22
<b>Sub-total</b>	<b>65</b>	<b>22</b>
<b>Randolph Towers</b>		
6217 S. CALUMET AVE.	155	89
<b>Sub-total</b>	<b>155</b>	<b>89</b>
<b>Stateway Gardens</b>		
3651 S. FEDERAL ST.	230	69
<b>Sub-total</b>	<b>230</b>	<b>69</b>
<b>Robert Taylor Homes B</b>		
5135 S. FEDERAL ST.	157	55
<b>Sub-total</b>	<b>157</b>	<b>55</b>
<b>Ida B. Wells Homes</b>		
Various	1,041	258
<b>Sub-total</b>	<b>1,041</b>	<b>258</b>
<b>Ida B. Wells Extension</b>		
540 E. 36TH ST.	65	21
574 E. 36TH ST.	65	34
559 E. BROWNING AVE.	65	31
511 E. BROWNING AVE.	65	44
527 E. BROWNING AVE.	65	21
575 E. BROWNING AVE.	65	40
<b>Sub-total</b>	<b>390</b>	<b>191</b>
<b>FY2006 Total</b>	<b>2,698</b>	<b>1,029</b>

\* Occupancy information is as of July 1, 2005.

## Move Activity and Relocation Services

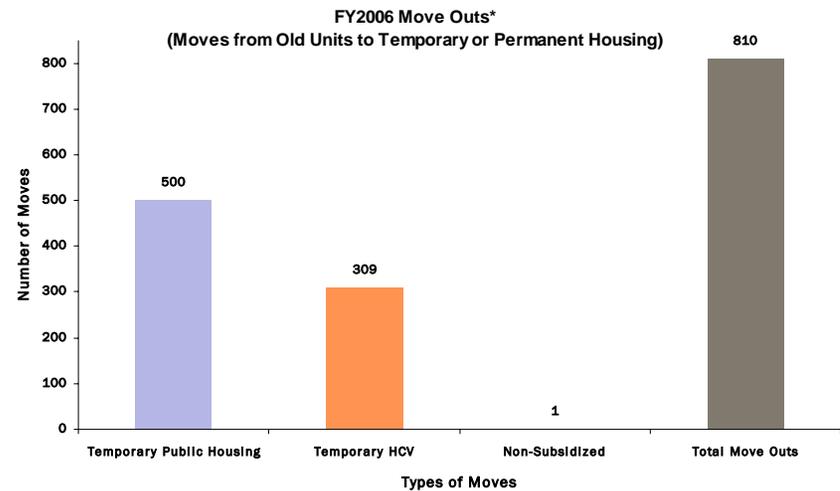
Relocation consists of moving a resident out of their non-revitalized unit and into his or her permanent housing choice, as well as provide the associated services, notices, and meetings. Families may move permanently to a rehabilitated or newly redeveloped unit within the CHA, or they may choose a HCV to use in the private market. In FY2006, the CHA plans 810 moves out of public housing and 1,114 moves into permanent units. To assist residents in the relocation process, CHA Relocation Teams meet weekly to manage the relocation process.

### Move-Out

The relocation process begins when residents receive a General Information Notice via mail. The notice advises residents of the scheduled closure of the building in which they reside in order to accommodate rehabilitation or redevelopment.

Residents will receive another notice informing them of the address of their temporary housing location closer to the actual closure date. During building closure, some families will be able to move directly to their permanent home. Others will relocate to temporary public housing (make-ready units) or the private market using a HCV.

In FY2006, the CHA is planning 810 moves out of non-revitalized public housing units to temporary and permanent homes.



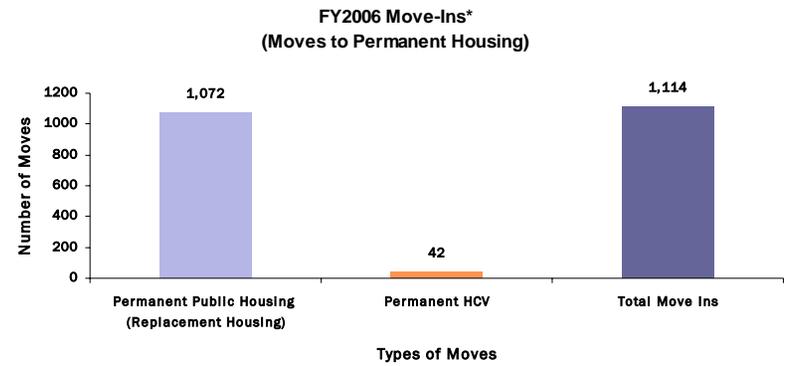
\*Based upon information entered into the Relocation Management Tracking System as of August 2005.

*Transitional Housing and Supportive Service Counselors*

Through CHA Transitional Housing and Supportive Service Counselors, residents will continue to have access to a variety of services that assist them as they move-out of units undergoing revitalization during FY2006. Counselors provide assistance to residents by connecting them to service providers, assisting with unit searches, and community activities that will ensure a smooth transition into their new neighborhood, and offering follow-up services to families after they have moved out of their old public housing units.

**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 a HCV to the private market. In FY2006, the CHA is planning a total of 1,114 permanent moves.



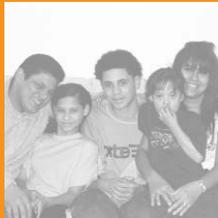
\*Based upon information entered into the Relocation Management Tracking System as of August 2005.

*Move-In Service Providers*

CHA move-in service providers assist families in navigating the final steps of the relocation process as they prepare to move into newly redeveloped communities. The service providers will work closely with residents to help them meet site-specific admissions criteria and encourage families to become active participants in their new community.

# CHAPTER FOUR

SUPPORTING ECONOMIC AND  
SOCIAL SELF-SUFFICIENCY



## CHAPTER FOUR: SUPPORTING ECONOMIC AND SOCIAL SELF-SUFFICIENCY

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A vital part of the Plan for Transformation is the goal of providing families with opportunities to work toward economic and social self-sufficiency. To achieve this goal, the CHA provides residents access to a service provision network, employment and job training opportunities, and a variety of supportive services tailored to meet their needs. These services and opportunities are made possible through continued collaboration with the City of Chicago, HUD, and a wide-range of private stakeholders who, along with the CHA, are committed to helping residents move toward economic and social self-sufficiency.



## Overview of the CHA Service Provision Network

The CHA service provision network is designed to provide residents with access to supportive services tailored to their individual situations. This includes residents who are moving through different phases of the relocation process. In FY2006, all residents will continue to have the option to work with Service Connector staff for service coordination and inter-agency referrals. Families who are relocating will have additional support from Transitional Housing and Supportive Service Counselors and Move-In Service Providers. Senior Resident Service Coordinators will also provide on-site assistance to residents living at senior designated properties.

### *Service Connector System*

The 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, as well as to those in the Housing Choice Voucher (HCV) Program. In FY2006, the Service Connector System's 32 neighborhood-based offices will continue to be operational in communities across Chicago and will provide residents with greater access to the support available in their communities.



*Residents have access to a well-established network of social service agencies through the Service Connector System and its 32 neighborhood-based offices.*

In FY2006, the Service Connector System will continue to provide and track service coordination and inter-agency referrals for families who are undergoing relocation as well as other CHA residents. Families who are moving out of existing public housing or into redeveloped or rehabilitated units will continue to have access to an additional level of support provided by Transitional Housing and Supportive Service Counselors, and Move-In Service Providers. These counselors and providers assist families in making informed housing choices and a smooth transition into their new homes and communities. Additionally, during FY2006, the Service Connector System will continue to conduct home visits.



*Residents have the option to work with Service Connector staff for inter-agency referrals and service coordination.*

### ***CHASystem@Work***

CHASystems@Work, an automated tracking and monitoring system, was developed to allow service providers to more efficiently track and monitor client's cases. The system is used to monitor the receipt of services as well as the resident's progress toward self-sufficiency goals. The ability of the Service Connector staff to track residents' progress has been greatly enhanced by CHASystems@Work. Not only does the system allow service providers to track each client's progress more efficiently, it also allows the CHA to monitor each agency's ability to meet their contractual performance management goals. In FY2006, service providers will continue to track the progress of CHA families through this integrated computer system.

## Senior Resident Service Coordinators

Through a partnership with the Chicago Department on Aging (CDOA) and property management companies, the CHA provides residents living in senior designated properties access to the Resident Service Coordinators (RSC) Program. This nationally established program is designed to assist and provide residents with obtaining services, resource referrals, educational training and workshops, recreational and cultural activities, and a variety of other services to improve the quality of life for seniors.

FY2006 Planned Activities for Senior Resident Service Coordination Program	
Number of senior inquiries for information and assistance	37,000
Number of times seniors will be provided direct service	69,300
Number of seniors to be referred to service links	16,000
Number of seniors to be referred to public benefit programs	13,000
Number of social enrichment activities	8,000
<b>Total number of attendees at social activities</b>	<b>96,000</b>

In FY2006, RSC will assist seniors by providing the following:

### *Benefit Screening*

Through the Red Tape Cutter Program, RSC provide free, confidential screening for local, state, and federal benefits. During discussions with seniors, the RSC help to identify the types of services as well as programs and benefits that are available for those who meet the eligibility criteria. The RSC will provide follow-up services with each resident after the screening.

### *Social and Cultural Activities*

Senior residents will have access to a variety of recreational and cultural activities during the year. These activities include: field trips to museums and movie theaters, bingo games, parties, and participation in several citywide events such as the Mayor's Senior Picnic, City-Wide Caucus, Senior Olympics, Taste of Chicago, and holiday celebrations.

### *Health and Wellness*

Residents and RSC work together to create confidential care plans that are reviewed annually. The care plans contain a summary of the resident's personal history; a description of medical concerns; an evaluation of potential medical problems; an assessment of the strength of informal support systems, such as family and friends; and an action plan to address the resident's needs. Upon request, RSC can also provide access to outside counseling resources for grief, depression, and other health related issues. RSC will coordinate health seminars on topics including HIV, cancer, maintaining a healthy lifestyle, and healthy eating habits. Additionally, RSC will periodically conduct well-being checks for residents and provide multiple visits to frail residents living in senior designated properties.

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*Educational and Intergenerational Activities*

In FY2006, the RSC will offer a variety of informative workshops on financial security, consumer fraud, English as a second language, and computer training. Classes will be offered at various CHA senior designated properties. To encourage intergenerational interaction between senior residents, teens, and young adults, RSC will coordinate with community groups to plan activities such as gardening and landscaping.



*Intergenerational activities are coordinated in conjunction with community groups by the Resident Service Coordinators at senior designated properties.*

## Employment and Job Training

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The CHA helps residents identify opportunities to establish and increase economic self-sufficiency through partnerships with the Mayor's Office of Workforce Development and a variety of not-for-profit organizations and neighborhood business owners. While the Service Connector System seeks to help individuals obtain non-seasonal jobs 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 will be ready for a full-time position.

In FY2006, in support of economic self-sufficiency, the Service Connector System will continue to:

- Endeavor to connect residents to employment;
- Conduct informal job counseling for residents;
- Host and connect residents with job fairs;
- Connect residents with educational opportunities that meet the residents' needs (literacy, GED, certifications, college, etc.);
- 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 teenagers and young adults. In FY2006, the CHA will provide out-of-school opportunities for its teenagers through a partnership with Mayor Daley's KidStart Summer Jobs Program. This program is designed to provide young people, ages 14-21, with employment opportunities in public and private agencies.

Additionally, the CHA and After School Matters, a Chicago not-for-profit organization, will work together to encourage youth to apply to the KidStart Summer Jobs Program and the After School Matters pre-apprenticeship program. Through these programs, 200 CHA teens, ages 14-15, will receive a stipend for participating in programs that combine academic enrichment with hands-on skill building.

## Additional Supportive Initiatives

The commitment of the CHA to supporting residents goes above and beyond the service provision network. In FY2006, the CHA will continue to supplement its service delivery system with additional supportive programming activities and initiatives for residents and families. Some of these activities are found in the following paragraphs.

### *Summer Food Program*

CHA residents will continue to have access to the Summer Food Program. During FY2006, through the Summer Food Program, CHA youth will get approximately one million free nutritious lunches throughout the summer. In FY2006, the CHA will expand access to the lunch distribution sites for residents with the assistance of Chicago Department of Children and Youth Services (CDCYS). Through the expansion, school-age public housing residents will be able to pick up lunches not only at traditional public housing developments but also at CDCYS sites in and around both traditional public housing and mixed-income communities.

### *Holiday Initiatives*

To help ensure a safe and fun filled Halloween, the CHA will work with the Local Advisory Council (LAC) to implement a Halloween Safety Initiative. This initiative will provide residents with informational flyers with tips for a safe Halloween and distribute fruit and candy to CHA residents.



*Volunteers fill holiday food baskets that are distributed to public housing families during Thanksgiving and Christmas.*

The CHA will help residents celebrate Thanksgiving and Christmas by providing food and toy donations. Seven hundred and fifty (750) Thanksgiving baskets and 2,250 brown bags containing turkeys and canned goods will be distributed. In late December, the CHA will endeavor to help make the Christmas wishes of a number of CHA families come true. Christmas food baskets will be delivered to 600 families by CHA staff. Through a collaboration with Windows of Opportunity, LAC presidents, and the National Forum for Black Public Administrators,

CHA families will receive watches, computers, bikes, and clothes. These efforts will be supplemented with the planned continued collaboration with Toys 'R Us and Wisconsin Toys to provide toys and games to CHA families.



*Chicago White Sox pitcher Mark Buerhle lends Terry Peterson, Chief Executive Officer of the CHA, a hand with making the holiday wishes of a number of CHA families come true.*

### ***Furniture and Clothing Distribution***

In FY2006, the CHA, in conjunction with Windows of Opportunity, will embark on an effort to solicit furniture and clothing donations from private organizations and CHA employees. The donations received will be distributed to CHA families.

### ***Vegetable Giveaways***

To encourage healthy eating, the CHA will monitor monthly and bi-weekly vegetable giveaways to residents at various traditional public housing and scattered site properties.

### ***Special Events***

Throughout FY2006, the CHA will continue to coordinate a variety of activities and special events catered toward resident involvement. The Clean and Green Program provides residents the opportunity to work together to pick up trash and debris to beautify CHA properties and surrounding areas. Moreover, the CHA and LAC presidents, will host a number of Family Fun Days in which residents and families can enjoy food, music, entertainment, and organized games. The CHA will continue to help celebrate the upcoming school year by participating in the annual Bud Billiken Parade. CHA residents are invited to participate in the parade and enjoy a back to school picnic.



*Young residents have the opportunity to attend a variety of special events and programs including overnight camps.*

## Expanding Access to Services for CHA Residents

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In FY2006, residents will continue to benefit from partnerships between the CHA and several public agencies in the form of new or expanded access to programs and services.

### *Chicago Public Schools*

The CHA and the Chicago Public Schools (CPS) will continue to help ease the transition for residents who have undergone relocation by sharing data so that the schools can prepare and adjust programs as communities are redeveloped and rehabilitated. Beginning in FY2006, children of families who have relocated will have access to free transportation allowing them to continue to go to their current school if they have to move during the academic year. Additionally, the CHA will partner with the CPS Office of Special Services to enroll CHA children in benefit programs.

### *Career Pathways Bridges Program*

The CHA, in partnership with City Colleges of Chicago, will implement a Career Pathways Bridges Program that is designed to provide a broad foundation for career-long learning through formal post secondary education and training. The Bridges Program focuses on literacy, basic education, college level education, and career certification in growth industries.

### *Substance Abuse Treatment*

In a joint effort to provide residents with substance abuse treatment, the CHA and the Chicago Department of Public Health (CDPH) contracted with Caritas Central Intake Unit to reserve slots to receive free assessments, referrals, and immediate drug and alcohol treatment specifically for CHA residents. Additionally, CHA and CDPH have asked the City of Chicago and service providers to prioritize CHA residents for drug and alcohol treatment. The result is that CHA residents have quicker, easier access to treatment.

### *Mayoral Policy Caucus on Prisoner Re-Entry*

The Mayoral Policy Caucus on Prisoner Re-entry was convened under the leadership of Mayor Richard M. Daley. It is comprised of government and business leaders, as well as a broad range of community stakeholders. In FY2006, the Policy Caucus will continue to develop a strategic response to the challenge of ex-offenders who are returning to Chicago's communities. The CHA will continue to participate in activities and work performed by the Policy Caucus in FY2006.

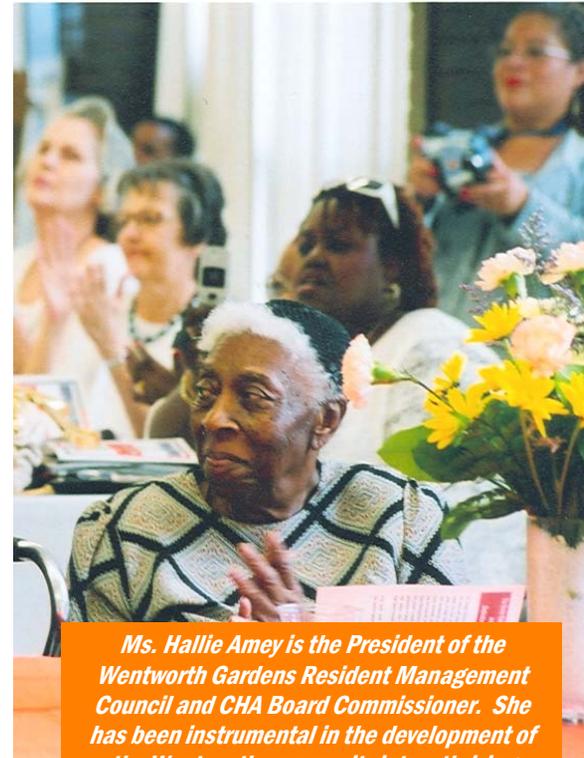
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### ***Ten-Year Plan To End Homelessness***

The CHA will continue to work with the Chicago Department of Housing, the Chicago Department of Human Services, and other agencies to end homelessness. The CHA is an active participant in the city wide inter-agency council on homelessness and a voting member of the Continuum of Care for Homelessness Services. By participating on this council, the CHA will continue to ensure coordination between the Ten-Year Plan to End Homelessness and the Plan for Transformation.

### ***Hallie Amey Scholarship Fund***

Roosevelt University, in coordination with the CHA, the Chicago White Sox, and the Chicago Park District, has organized a celebration to raise money for the Hallie Amey Scholarship Fund. Ms. Amey, a resident of Wentworth Gardens for over 50 years, has dedicated her life to encouraging all Wentworth Gardens residents to aspire for the best possible education, to be a leader for positive change, and to give back to the community. The Hallie Amy Scholarship Fund will provide a resident of Wentworth Gardens, who enrolls in an undergraduate degree program at Roosevelt University, a four-year full tuition paid scholarship.



***Ms. Hallie Amey is the President of the Wentworth Gardens Resident Management Council and CHA Board Commissioner. She has been instrumental in the development of the Wentworth community into a thriving home for hundreds of families. As a result, Roosevelt University has chosen to establish a scholarship in her name.***

# CHAPTER FIVE

## SUSTAINING VIABLE COMMUNITIES



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As the CHA moves towards completing the Plan for Transformation, it works simultaneously on maintaining the viable communities created under the Plan. This is only possible through the continued communication and collaboration between the CHA, residents, and the City of Chicago. Each plays a key role in creating and maintaining the revitalized communities that residents at various economic levels call home.



## The CHA: Doing Its Part

### *Enhancing Performance and Ensuring Accountability*

Revitalized public housing units need to be maintained properly in order to ensure that they are available for those who may require quality, low-income housing both now and in the future. To that end, the CHA has transferred the role of daily on-site management of the properties to professional private property management companies and resident management corporations. These property management companies focus on maintaining the livability of the units and the properties.

With the role of on-site management transferred to property management companies, the CHA is able to focus on managing its assets. Asset management is more than daily maintenance and involves a process by which assets are regularly reviewed and analyzed to ensure that their value is maintained and/or increased and that the life of the asset is extended for as long as possible. Prior to the Plan for Transformation, the CHA had not successfully managed its assets resulting in the need for revitalization. Successful asset management requires regular communication with the on-site property managers; enforcement of the performance-based property management contracts; and meeting established benchmarks for the maintenance of the properties.



*CHA Asset Managers meet with on-site property managers regularly to discuss their performance. The CHA can keep its attention on managing its assets with the daily management function transferred to private property management companies.*

CHA asset managers regularly communicate with property managers via telephone, letters, and regularly scheduled meetings. These meetings include scheduled monthly business meetings where asset managers review the property managers' ability to meet performance standards.

The performance standards are outlined in detail in the companies' performance based contracts. The contracts, which were all revised in FY2005, outline the expectations of the CHA for the quality maintenance of the units and include adhering to ten CHA and HUD-established benchmarks, including the Uniform Physical Condition Standards (UPCS). The contracts detail the progressive discipline process that is implemented if the property management companies do not perform at the level established in the benchmarks. If a

management company is not meeting the established benchmark, 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. In FY2006, the CHA will establish an interdepartmental sanction committee that will review proposed corrective actions before they are imposed on the property managers.

FY2006 Benchmarks	
Category	Property Management Benchmark
Emergency Work Orders	Complete 100% of emergency work orders within 24 hours. Emergency work orders are for deficiencies that present an immediate danger or hazard to person 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 and senior site within 25 days.
Outstanding Non-Emergency Work Orders	Limit the number of outstanding non-emergency work orders to less than two percent of the total number of non-emergency work orders by the end of FY2006. Due to pending rehabilitation or demolition, some work orders may be deferred for 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 FY2006.
Rent Collections	At least 98% of the rent billed in FY2006 will be collected.
Income Verification	Reduce income verification errors by 50% from FY2005 levels.
Rent Calculation	Reduce rent calculation errors by 50% from FY2005 levels.
Unit Inspections	Inspect 100% of units annually.
Building System Inspection	Inspect 100% of building systems annually.
Vacant Unit Turnaround Time	The CHA will track the unit turnaround time for vacant units in FY2006 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.

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In FY2006, the CHA will finalize the implementation of a new housing management software system. The system will enhance the CHA's ability to monitor property management companies. Through the new system, the CHA will be able to more effectively generate custom and standardized reports that provide information on the performance of property management companies. An Information Technology Services Help Desk will be created to provide CHA and property management staff with support in using the new system.

### ***Commitment to Ensuring Quality Implementation of Expectations***

#### *Quality Control*

The CHA Quality Control Unit complements the work of Asset Managers by serving as in-house auditors of the property management company performance. Any deficiencies found or areas of concern for the Quality Control Unit are presented to the asset and property managers. In FY2006, as in previous years, Quality Control Inspectors will conduct file audits of property management records; review re-certification files; and conduct physical inspections of a random sample of units, common areas, and building systems.

In the revised property management contracts, the CHA mandated that the property management companies establish their own internal quality control staff whose

responsibility will be to ensure that their respective management company is meeting its management goals and benchmarks.



***The CHA Quality Control Unit will support asset managers by auditing property management performance in FY2006 via file audits and random inspections of units, common areas, and buildings.***

#### *Grievance Procedure*

The CHA will continue to use its Residents' Grievance Procedure, amended in FY2004, to ensure the quality implementation of expectations. The procedure is a two-step process through which residents can raise a grievance 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.

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### *Policy and Procedure Training*

Residents, CHA staff, property management company staff, and relevant City of Chicago personnel must remain up to date on relevant policies, procedures, and regulations to ensure that they are being properly implemented. Throughout FY2006, the CHA will offer first-time and refresher training sessions on a number of subjects for relevant staff.

Asset and property management staff in particular will attend training sessions on a variety of topics during the year including but not limited to:

- Admissions and Continued Occupancy Policy, Pet Policy and Pet Ownership Procedure, and Residential Lease Agreement;
- One-Strike Policy;
- Rental Integrity Monitoring;
- Risk Management;
- Minority, Women, and Disadvantage Business Enterprises;
- Section 3;
- Finance;
- Housing Management Software;
- Economic Independence Policy;
- Procurement; and
- ADA/Section 504 Compliance Training.

### ***Increasing Safety and Security***

#### *Resident Outreach Services*

Resident Outreach Services is a resident-organized volunteer patrol group that works closely with the Chicago Police Department (CPD) and property managers to maintain an appropriate level of public safety and security at CHA family properties. During FY2006, the CHA anticipates that 85 groups will be in operation at properties across the city. They will conduct an estimated 30 public safety meetings and 30,000 building checks to ensure that residents feel comfortable in their community.

Resident Outreach Services representatives will also work with the CPD Community Area Policing Strategy (CAPS) Community Organizer to coordinate other activities in support of public safety at the properties during the year.

*Private security guards, stationed at building entrances, assist in increasing security at senior designated properties.*



#### *Senior Security*

To supplement patrols by the CPD, property management companies are required to contract with private security firms to provide additional security for residents at senior

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designated properties. Security guards will be stationed at the front desk of each of the senior designated properties for at least one eight-hour shift per day throughout FY2006.

*Operational Center*

The Operational Center serves as the base of the CHA Emergency Services Hotline and events manager database. 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. Based upon previous call patterns, the CHA expects the Hotline to receive an average of 6,000 calls per month throughout FY2006.

To track these calls, the CHA will begin a pilot implementation of an events manager database in FY2006. The events manager database will track all calls received, monitor system or mechanical failures, track events at properties, and connect to security cameras at certain CHA properties.

**Maintaining Wait Lists**

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

the opportunity to refuse 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.

*Family Properties*

The CHA's wait list for most family properties is community-wide. Due to ongoing redevelopment and rehabilitation activities at its properties, the CHA plans to focus on updating the community-wide wait list for families in FY2006.

*Scattered Site Properties*

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.

*Senior Designated Properties*

At the senior properties, site-based wait lists are used. In accordance with the FY2005 Senior Designated Housing Plan, applicants must be 60 years of age or older to be placed on a senior site-based wait list.

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### ***Leasing Redeveloped and Rehabilitated Units***

Property managers will receive leasing activity support from the CHA departments of Occupancy, Relocation and Supportive Services, and Asset Management for all redeveloped and rehabilitated units during FY2006. 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 then jointly evaluate an applicant's eligibility before issuing a unit offer. Senior housing applicants must be 62 years of age or older at the time of admission per the FY2005 Senior Designated Housing Plan.

***Units are leased to families when redevelopment or rehabilitation is complete. Prospective residents often have the option of viewing model units before leasing.***



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 and Relocation Rights Contract

(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.

### ***Improving Communication***

The Plan for Transformation involves dramatic changes in the operation and administration of Chicago's public housing. During this time, it is essential that the CHA maintain multiple levels of communication with residents, Housing Choice Voucher (HCV) Program participants, applicants, and the public-at-large. During FY2006, the CHA will use a variety of communication vehicles to reach out to each of these groups including an automated telecommunication system, a cable television show, an enhanced CHA website, and informational presentations.

#### ***Automated Telecommunication System***

Current and potential applicants to CHA housing will have access to a new automated telecommunication system in FY2006 to obtain information on housing. The customer-friendly system will provide callers with a number of menus that have several user options.

*A Better Place*

The CHA's award-winning cable television show "A Better Place" will return in FY2006 with ten new episodes. The shows will feature topics such as resident moves to replacement housing and efforts made towards self-sufficiency and will air on Chicago municipal stations.



*In FY2006, "A Better Place" will feature interesting stories, such as the Las Americas Gardening Project, a dynamic partnership between El Hogar del Nino, a Pilsen-based community group; the Chicago Botanic Gardens; and residents at the Las Americas Senior Apartments.*

*CHA Website Enhancement*

On the CHA website, [www.thecha.org](http://www.thecha.org), interested parties are able to find a wealth of information on the CHA and the Plan for Transformation. In FY2006, the CHA will enhance the website by making it more of a dynamic site with virtual tours and photos of revitalized senior and family units. The site will also include leasing contact information for mixed-income communities and links to news articles on the CHA.



*At [www.thecha.org](http://www.thecha.org), visitors can find copies of each annual plan, annual report, and site-specific revitalization information. Throughout FY2006, the site will be updated and enhanced.*

*Informational Presentations*

During FY2006, the CHA will hold a series of information presentations at local high schools and colleges to inform students of the Plan for Transformation.

## 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



*CHA residents and applicants interested in living in public housing must adhere to the established policies for admissions and continued occupancy.*

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, Pet Policy and Pet Ownership Procedure, and CHA Residential Lease Agreement*

Households in traditional, 100% public housing communities are subject to the CHA Admissions and Continued Occupancy Policy (ACOP), Pet Policy and Pet Ownership Procedure (Pet Policy), and CHA Residential Lease Agreement (Lease).

In FY2005, the CHA drafted revisions to the ACOP, Pet Policy, and Lease to:

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

Following a 30-day public comment period, the ACOP, Pet Policy, and Lease were approved by the Board of Commissioners. The revised policies will be implemented in FY2006.

Below are brief highlights of some of the revisions. To review all changes in detail, please see the FY2005 ACOP, FY2005 Lease, and FY2005 Pet Policy.

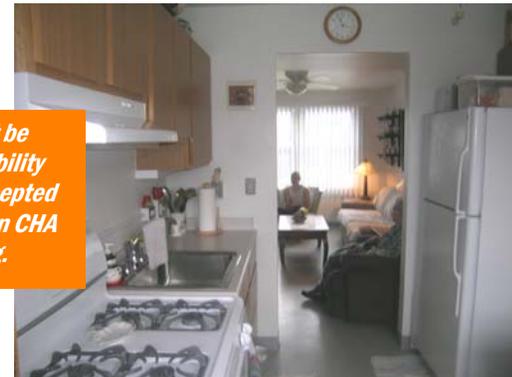
Admissions

- Only elderly families (age 62 years and older) will be admitted to senior designated housing properties.
- One ranking preference is established for domestic violence and elder abuse victims for senior designated housing properties.
- Applicants will be rejected if: their household size is not appropriate for the unit sizes available at the CHA; they are a non-elderly family applying for a senior designated housing property; they are or have a household member subject to a lifetime or any state sex offender registration program, including the ten-year Illinois State Sex Offender Registration Act; they are or have a household member evicted from any housing for drug-related criminal activity (ban is for three years from the date of eviction); or they are or have a household

member convicted of the manufacture or production of methamphetamines in the past three years.

- The use of fingerprints will be limited to situations when there is conflicting information regarding the person’s criminal history or when required for positive identification.
- Past performance in meeting financial obligations, especially rent, will be considered.
- The CHA may reject applicants with a record of disturbance of neighbors, destruction of property, or unsanitary/unsafe habits.

*Applicants must be screened for eligibility before they are accepted and offered a unit in CHA public housing.*



Occupancy Guidelines

- Two people are expected to share a bedroom.
- Heads of household are not required to share a bedroom, unless they have a spouse or are living in a consensual relationship.

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- Unborn children will be counted for occupancy.
  - A single, pregnant head of household may agree to share a bedroom with the unborn child but must agree to occupy the unit until the child turns age two or the family size increases through birth, adoption, or court-awarded custody of a child.
  - The CHA will not count child(ren) if the family has lost parental rights.

#### Wait List Administration

- All wait lists: Application intake & wait list management will be conducted centrally by the CHA Occupancy Department.
- Community-wide wait list and transfer wait lists: Screening, eligibility determination, and housing assignment will be made by the CHA Occupancy Department. Unit offers will be made by the property manager.
- Site-based wait lists: Screening, eligibility determination, housing assignment, and unit offers will be made by the property manager.
- Applicants can change their site selection for senior designated housing properties twice a calendar year.
- Refusal of a unit at a particular senior designated housing property without good cause results in the

applicant's name being removed from the site's wait list but will remain on the other wait lists chosen.

#### Community Area Wait list

- 50% of scattered site units are offered to applicants from the community. Applicants living in the same census tract as the unit available are given a priority.
- Residency is determined by the last permanent address on the date of application.
- Application intake and wait list management will be conducted centrally by the CHA Occupancy Department.
- Marketing, screening, eligibility determination, unit assignment, and unit offers will be made by the property manager.
- Applicants may receive up to two unit offers. The second refusal without good cause will result in the applicant being placed at the bottom of the wait list.

#### Showing Units and Unit offers

- Applicants shall have an opportunity to view a unit before they accept the offer and lease the unit.
- Unit offers are only to be made in writing.
- The unit offer must be accepted within ten business days of the postmarked date of the unit offer letter.

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### Accessible Unit Offers to Non-Disabled Applicants

- An applicant must move to an available non-accessible unit of the appropriate size within 30 days when a current resident or an applicant with a disability needs the unit.
- The applicant must sign a lease addendum.

### Administrative Transfers

- New Priority 1 - Three transfer types all equal in priority: Mandatory transfer to resolve problems of a life-threatening nature not related to unit or building conditions; voluntary transfer to move residents with disabilities to accessible units; and mandatory transfer to move residents without disabilities out of their current accessible unit to allow a resident with a disability to move into the unit.

### Incentive Transfers

- Lease-compliant residents must also meet the site-specific screening criteria of the mixed-income property.
- These transfers are not available until the CHA has completed fulfilling resident rights pursuant to the Relocation Rights Contract and Post - 10/1/99 Relocation Rights Contract<sup>1</sup>.

### Senior Designated Housing Transfers

Three types of transfers:

- Voluntary transfer from the senior designated housing property to a family property;
- Voluntary transfer from a family property to a senior designated housing property (for elderly families only); and
- Mandatory transfer for non-elderly remaining family members from a senior designated housing property to a family property when he/she wishes to add a non-elderly person to the household.

### Resident-Initiated Transfers

- Transfers will be made after new admissions.
- When possible, the CHA will allow a resident in good standing to choose the family housing region or senior designated housing property to which to transfer.
- Resident-initiated transfers will not take priority over families with right of return or preference for return under the Relocation Rights Contract or Post - 10/1/99 Relocation Rights Contract.

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<sup>1</sup> The CHA Relocation Rights Contract for Families with Initial Occupancy after 10/1/99 sets forth the rights and responsibilities of the CHA and leaseholders whose occupancy

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began after October 1, 1999. Families whose occupancy began after October 1, 1999 are entitled to a return preference to a newly constructed or rehabilitated unit.

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### Split Family Transfers

- For relocating families, the CHA will initiate a split family transfer when the family has outgrown their temporary and permanent housing choices and the CHA must offer the family two units. The original and splitting family retain their right of return under the Relocation Rights Contract or preference for return under the Post - 10/1/99 Relocation Rights Contract. The splitting family is given the option of a public housing unit or a HCV.
- During relocation, residents may request a split family transfer. If granted, the CHA will offer the splitting family a HCV. Only the original family retains their right of return under the Relocation Rights Contract or preference for return under the Post - 10/1/99 Relocation Rights Contract. Residents who are not being relocated may request a split family transfer; however the CHA will not grant it after a resident's right of return has been satisfied or a resident has their received replacement housing at either mixed-income communities or traditional public housing developments.
- When a family in permanent housing or never subject to the Relocation Rights Contract or Post - 10/1/99 Relocation Rights Contract or residing in a public housing unit at mixed-income property without a

transfer policy/procedure is overcrowded and the CHA does not have a unit large enough to house the entire family, all or part of the family must leave public housing. The part of the family that leaves may apply for public housing. The applicant family will be placed on the CHA's wait list.

### Extended Absence Policy

- If the resident is absent from their unit for over 90 consecutive days, the CHA will conclude that the unit is not the resident's sole residence and terminate their lease unless the resident notified the property manager.
- An exception will be made for extenuating circumstances (e.g. stay at an assisted care or physical rehabilitation facility).

### Banning Visitors from CHA Property

- Visitors will be banned from entering CHA properties for a period of up to three years when they exhibit anti-social behavior.
- Property managers will provide written notice to the resident the guest was visiting of the determination to ban the visitor from the property.
- Residents will be required to sign an agreement confirming that they will not allow the banned visitor into their unit.

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### Remaining Family Members

- Remaining family members, who are under the age of 62 and currently reside in senior designated properties, may continue to remain in their unit if the elderly family's head of household, co-head of household, or spouse passes away.
- Household members (live-in aides, foster children, and foster adults) do not have rights as remaining family members.

### Income changes

- An increase in income because a person with income (from any source) joins the household or increase in unearned income (e.g. COLA adjustment for social security) will result in the CHA processing an interim increase in rent.
- An increase in earned income of a current household member will result in the CHA processing an interim rent increase. If the individual is eligible for an Earned Income Disallowance, the CHA will grant the disallowance.
- If a family paying income-based rent experiences a verified change in circumstances that qualifies them for a reduction in income-based rent even if the incomes have not decreased, the CHA will apply the increase in

their deduction, reduce their adjusted income, and process an interim rent reduction.

### Economic Independence Policy (EIP)

- Compliance with Neighborhood Service Requirement activities is monitored monthly by EIP Specialists.
- Residents who fail to meet neighborhood service requirements will be sent a Non-Lease Compliant Notice and a Notice of Intent not to Renew the Lease in 90 days unless the violation is cured within the specified time period. The resident will have one year to make up any lost hours on a monthly basis, while simultaneously completing their current monthly requirements.

### Utility Policies

- Residents must obtain and maintain utility connections in the head of household or co-head's name throughout tenancy. Failure to do so is a serious lease violation.
- In check-metered buildings, residents are charged a flat rate for consumption in excess of the utility allowance.
- Residents must obtain approval prior to installing additional appliances in their unit.
- The CHA will grant residents with disabilities a higher than normal utility allowance or not charge for the use special equipment verified to be needed due to the resident's disability.

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- Reasonable accommodation must be approved prior to providing the higher utility allowance.

#### Elimination of Ceiling Rent

- A HUD requirement is that if a resident paying flat rent experiences a decrease in income and the reduction will last more than 30 days, the property manager must reduce rent to the income-based rent based on verified income information. The resident will remain on income-based rent until the next annual re-examination.

#### Minimum Rent Increase & Change in Hardship Exemption

- \$50 minimum rent.
- Public housing minimum rent will match city-state and HCV program minimum rents.
- If the qualifying financial hardship is temporary (less than 90 calendar days), the CHA will not impose the minimum rent during the 90-day period beginning the month following the family's request for hardship exemption.
- After 90 calendar days, the CHA will reinstate the minimum rent from the beginning of the suspension.
- The family will be offered a reasonable repayment agreement.

#### FY2005 Residential Lease Agreement

- Proposed changes to the FY2005 ACOP that will be incorporated into the FY2005 Residential Lease Agreement include:
  - Elimination of ceiling rent;
  - Changes to utility policy;
  - Interim increases in rent;
  - Visitor's policy;
  - Transfer categories and priorities; and
  - Extended absences from CHA units.
- \$ 30.00 fee on the second time and any additional time a check is not honored for rent payment.
- Installment of Additional Locks
  - Residents are not to make changes to locks or install new locks or anti-theft devices without written approval. If approved, the resident must provide a key for each lock.
  - At move-out, the resident must return all keys.
  - There is a \$35.00 fee for each key not returned.
- Residents must buy and install working batteries in smoke and carbon monoxide detectors within their unit
- Residents must refrain from allowing resident family members or guests to enter or reside on the premises who are under the Electronic Home Detention Program (Home Monitoring/House Arrest Program).
- Restriction on alterations

- Are separated out into a new section with examples of prohibited alterations, additions, or improvements.
- Added prohibition of placing any aerials, antennas, or other electrical connections on building exteriors.



### Pet Policy

- Permitted and prohibited animals changed to include HUD definition of common household pet and definition of an assistive or companion animal.
- Maximum of a combination of two hamsters, guinea pigs, or gerbils.
- A reasonable amount of turtles will be permitted in a maximum 20-gallon fish tank.
- Three new rules added for pet ownership:

- For dogs, the resident must provide proof of a City of Chicago Dog License.
- Residents must physically control or confine their pets when others must enter the unit.
- Residents shall not alter their unit, patio, or other area on CHA property to create an enclosure for a pet.
  - Pet deposit will be kept in the same interest bearing account as the security deposit. A separate receipt will be provided.
  - Pet deposits will be refunded within 45 calendar days after the resident has moved or no longer has the pet.
  - Property management will notify the resident of any deductions taken from the pet deposit in writing within 30 calendar days.

### *Economic Independence Policy (EIP)*

In compliance with HUD regulations and the CHA's ACOP, the CHA will continue the implementation of the EIP in FY2006 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 FY2005 ACOP and FY2005 Residential Lease Agreement. Residents living in mixed-income communities must follow the employment requirements

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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.

# The City of Chicago: Doing Its Part

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## *The City Of Chicago*

Since the beginning of the Plan, City of Chicago departments and Sister Agencies have played a significant role in supporting the revitalization of Chicago's public housing and the transformation of the communities in which the housing is located. The City of Chicago's involvement has resulted in improved infrastructure and new public amenities. This in turn has encouraged private commercial and residential investment.

The City of Chicago has also supported residents in accessing needed services including, but not limited to, benefits screening, referrals to social service agencies, protective services, and recreational activities. 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 (RSC) provide on-site services and free, confidential screening for city, state, and federal benefit programs to CHA residents living in senior housing. RSC also promote healthy, well-balanced living through a number of services, recreational activities, and educational workshops.

### *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 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 CHA working groups and conducts environmental assessments and remediation at CHA sites that are undergoing redevelopment and rehabilitation.

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*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 FY2006, 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 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)*

In a joint effort to provide residents with substance abuse services the CHA and the CDPH contracted with Caritas Health Services to provide CHA residents with assessment, referral, and free drug and alcohol treatment.

*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.



*CDOT collaborates with the CHA by working on and around CHA properties.*

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### *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 CPD, the CHA dismantled its private police force in FY1999. In a further effort to end the isolation of public housing residents, 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. In FY2006, 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 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.



*The Chicago Park District offers CHA residents recreational programs, as well as green space and facilities to enjoy near new mixed-income communities and rehabilitated properties.*

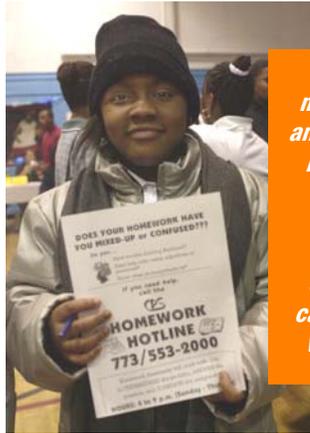
### *Chicago Public Building Commission (PBC)*

PBC is instrumental in improving the quality-of-life for CHA residents by building and investing in 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*

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 Public Schools is one of many City of Chicago Departments and Sister Agencies that support the revitalization of public housing in Chicago and the Plan for Transformation. The CHA shares information with Chicago Public Schools so that affected schools can prepare for relocated residents who will attend their institutions.*

#### *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 Chicago neighborhoods, including the communities where CHA properties are being revitalized.

#### *City Colleges of Chicago*

City Colleges of Chicago is partnering with the CHA to continue the Career Pathways Bridges Program which provides 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.

# CHAPTER SIX

## MAINTAINING FISCAL RESPONSIBILITY



## CHAPTER SIX: MAINTAINING FISCAL RESPONSIBILITY

The Plan for Transformation is a historic undertaking that demands significant financial resources which must be properly managed. Proper financial management requires CHA and property management staff at all levels to identify administrative cost-cutting measures, increase the sources of funds, and adhere to fiscal policies and procedures that support fiscal management. The CHA has been successful in managing its precious resources as proven by six consecutive balanced budgets, eight consecutive Excellence in Financial Reporting Awards, and five consecutive Distinguished Budget Presentation Awards from the Government Finance Officers Association of the United States and Canada. In FY2006, the CHA will continue to implement these successful strategies.



### Fiscal Policies and Procedures

Fiscal policies approved in previous years will continue to be used by the CHA in FY2006. These policies have supported the implementation of the Plan for Transformation and will be revised, if necessary, during FY2006 subject to approval by the Board of Commissioners.

The CHA will revise fiscal procedures as necessary to support the use of the Enterprise Resource Planning (ERP) system, which will be implemented in FY2006. The ERP system will facilitate fiscal management by integrating human resource, procurement, accounting, billing, and other financials into one automated system. The initial implementation is scheduled to be complete in late FY2006.

### Budget Management

Proper fiscal management requires CHA staff to be actively engaged in managing their budget and expenditures. As in previous years, during FY2006, all CHA departments will have access to an in-house budget analyst who will assist with the management of each department's respective FY2006 budgets. The budget analyst will also assist the departments in creating their FY2007 budgets.

## Grant Management

The CHA monitors grants awarded to the CHA or to one of its partners. In FY2006, the CHA will continue to hold initial and as-needed project meetings with new grant awardees. At these meetings, the CHA and the sub-grantees discuss the timeline for grant implementation and technical assistance needs. The Grants Administration Policies and Procedures were recently revised and the CHA plans to use the revised policies and procedures during FY2006.



*The CHA Board of Commissioners plays a vital role in the Plan for Transformation by approving policies and procedures necessary to carry it out.*

## Resource Development

Resource Development will continue to work closely with CHA departments and external partners to pursue both public and private grant opportunities to support CHA communities and residents. This includes collaborating with the CHA's non-profit affiliate Windows of Opportunity, Inc. in the execution of special programs and events to support scholarships for CHA residents and holiday initiatives, as well as the Partnership for New Communities in their efforts to raise resources to support new mixed-income communities.



*Terry Peterson, Chief Executive Officer of the CHA, is pictured with partners of the CHA who were recognized for their support of the Plan for Transformation.*

## Sources and Uses of Funds

### CHA Funding Sources & Uses

Total sources and uses for the Agency in FY2006 are estimated at \$942.6 million. Below are narrative explanations for each line item:

Sources of Funding	FY2005 Revised Budget	FY2006 Proposed Budget	FY2006 Explanations
Rental Income/Public Housing	\$30,841,356	\$30,849,774	This amount is based on September 2005 Y-T-D estimates for CHA's Public Housing properties; annualized through December 2005.
Rental Income/City State	806,907	217,340	This amount is based on September 2005 Y-T-D estimates for CHA's LeClaire Courts (City State) property; annualized through December 2005.
Non-dwelling Rentals/Public Housing	584,292	374,500	Includes rental income for the 916/1000 S. Wabash location.
Other Income	1,089,289	429,704	Includes income received from wireless service providers; for the lease of CHA rooftops.
Administrative Income	28,826,967	27,594,773	Projected based on income earned for administering the Section 8 (HCV, Mod-Rehab, 11/B) Program in FY2005.
Investment Income	2,728,500	3,400,000	Projected based on historical portfolio balance multiplied by the current U.S. Treasury Security benchmarks.
<b>Sub-total Rents and Other Income</b>	<b>\$64,877,311</b>	<b>\$62,866,091</b>	
City-State Subsidies	\$5,178,001	\$1,593,315	Based on contract rent amount (LeClaire Courts) for Housing Assistance, assuming current occupancy levels.
Other Funding- Non-Capital	5,767,016	4,555,959	Includes funding expected to be received for the Summer Food Program, Victim Assistance, Earnfare, and the Moving-to-Work Technology Assistance Grant.
Other Funding- Capital	7,846,357	12,016,568	Includes funds to redevelop three mixed-income sites (Lake Parc, Drexel, and Madden Wells) in the amount of \$12.0 million.
Federal Operating Subsidies	152,632,418	167,001,575	Formula based calculation in accordance with MTW Agreement. The Agency currently has 28,243 active units. The subsidy calculation is adjusted for 750 demolished units in FY2005. The formula assumes 750 units are demolished in FY2006. As of September 2005, 409 units have been structurally demolished.
Hope VI Grants	56,593,973	37,432,063	Approximately \$37.4 million of Hope VI funds are projected to be spent in FY2006. The funds will be used for demolition and relocation at Stateway, Cabrini, Madden Park/Wells, ABLA, Rockwell, Henry Horner, Abbot Homes, and Robert Taylor Developments.
Capital Fund Carryover	95,644,456	43,856,114	Carryover of \$43.9 million of prior year grants.
Capital Reserve Fund	-	30,000,000	Bond Interest earned from bond issue.
Capital Fund Program	120,939,422	121,424,925	Based on an FY2005 award of \$121.4 million which includes Replacement Housing Factor funding of \$35.5 million.
<b>Sub-total Grants and Subsidies</b>	<b>\$444,601,643</b>	<b>\$417,880,519</b>	
Section 8 Grant	\$427,453,961	\$461,828,828	Estimated based upon 35,010 MTW Vouchers and 11,489 demolition vouchers, 2,234 units in the Section 8 11(b) Program and 1,704 units in the Mod Rehab Program.
<b>Total Sources</b>	<b>\$936,932,915</b>	<b>\$942,575,438</b>	

Uses of Funding	FY2005 Revised Budget	FY2006 Proposed Budget	FY2006 Explanations
Administrative Expenses	\$45,699,934	\$42,252,280	Includes staff for all central office support functions, related fringe benefits and administrative sundry.
Operations & Capital Construction (Admin)	15,620,624	19,334,059	Includes administrative expenses for the Operations' Departments (Asset Management, Occupancy Control, Quality Control, Emergency Services) , Capital Construction and the Facilities Management Department.
Development (Admin)	3,833,675	3,583,636	Includes \$3.6 million in administrative expenses for the Office of Development Management.
Resident Services	12,595,409	13,601,561	Includes activities funded with Agency resources whose focus is on improving the lives of residents, such as: Service Connectors, CAC support, and Tenant Patrol. In addition, services funded from grants other than public housing: Job Training and Summer Food, etc.
General Expense	9,620,859	8,803,189	Reflects centralized costs for the following: Accounting & Audit Fees, Telephone, Insurance, Terminal Leave and Interest expense.
<b>Total Operating Expenses</b>	<b>\$87,370,501</b>	<b>\$87,574,725</b>	
Utilities	\$33,721,942	\$45,213,141	Includes \$45.0 million for Public Housing and \$229,000 for City/State properties.
Safety & Security	16,150,170	17,259,106	Includes amounts provided to the City of Chicago Police Department for targeted patrols; as well as security expenses for administrative facilities. Excludes amounts spent on contracted guards at senior and family properties, which are included under Property Management.
Architectural & Engineering Fees	13,030,176	9,600,705	Fees for Architectural, Engineering, and Construction Management services associated with the Agency 's Capital Plan.
Property Management	130,714,196	119,650,923	Includes \$1.8 million for City/State (LeClaire Courts) Property Expenses; and \$117.9 million in Public Housing Property Expenses.
Building Improvements	224,448,952	199,458,629	Reflects rehabilitation and redevelopment activities related to the Plan for Transformation.
Interest Expense	15,408,456	46,295,294	FY2006 represents the first year of debt service of principal paydown. The amount reflects principal and interest expense due on Bonds (\$14.6M interest and \$31.7M principal).
<b>Total Property Expenses</b>	<b>\$433,473,892</b>	<b>\$437,477,798</b>	
Contract Management Fees	\$23,500,000	\$23,850,000	Fees to private contractor to administer the Section 8 Housing Choice Voucher (HCV) Program.
Contract Monitoring	5,701,195	6,543,174	Includes administrative cost, relocation as well as salary and fringe benefits for contract monitoring staff.
Relocation & Supportive Services	37,734,163	34,589,045	Represents Hope VI and Section 8 HCV funding for Relocation and Supportive Services.
Housing Assistance Payments	349,153,164	352,540,696	Estimated based on 35,010 MTW Units, 1,704 vouchers in the Mod-Rehab Program and 2,234 11(b) units under lease.
<b>Total Section 8 Housing</b>	<b>\$416,088,522</b>	<b>\$417,522,915</b>	
<b>Total Uses</b>	<b>\$936,932,915</b>	<b>\$942,575,438</b>	

# CHAPTER SEVEN

## MANAGING THE PLAN FOR TRANSFORMATION



## CHAPTER SEVEN: MANAGING THE PLAN FOR TRANSFORMATION

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Under the Plan for Transformation, the CHA has gone from being a manager of public housing to a facilitator of housing opportunities for public housing residents and Housing Choice Voucher Program participants. In this revised role, the CHA has transferred several functions to public and private entities, thereby reducing administrative costs. Each year, the CHA continues to work towards the goal of reducing administrative costs and redirecting CHA funding to increase residents' access to needed social services and to those properties in need of capital improvements. In FY2006, activities that will be undertaken to achieve this goal include enhancing staff development, increasing communication with members of the community, and fostering business opportunities for low-income individuals.



## CHA Administrative Staff

There has been a significant difference in residents' access to both services and quality housing since the CHA transferred several significant responsibilities to property management firms, the City of Chicago, the Chicago Police Department, and the Chicago Department of Human Services. The CHA will continue to streamline its administrative staff in FY2006 to reduce administrative costs while still allowing for the efficient management of the public housing and Housing Choice Voucher Programs. Since FY2000, the CHA has been able to capitalize on the experience of industry professionals and reduce its staff while simultaneously increasing its efficiency.

To enhance the skill sets of existing staff, the CHA will offer employees training through The Learning Institute. The Learning Institute is an in-house training center that offers courses designed to improve professional skills. Topics covered range from computer skills to management skills. In addition, high-performing employees will be coached through the performance management system to actively participate in their career development by seeking internal transfers and promotions. By investing in professional development and succession planning, the CHA will continue to operate efficiently, and effectively increase its capacity to serve its residents.



*The CHA honors the hard work and dedication of its employees at the CHA Employees Leadership Award Ceremony in FY2005.*



## Latino Affairs

The CHA remains committed to maintaining regular and open communication with Latino residents, applicants, as well as the larger Latino population of Chicago. The Latino Liaison in the CHA Executive Office works to foster and monitor the communication.

The Liaison works to make sure that the needs of Latino and Spanish-speaking residents and applicants are addressed during and after the implementation of the Plan for Transformation. To that end in FY2006, the CHA will continue to:

- Monitor the Spanish translations of notices, policies, and correspondence;
- Maintain bilingual staff at properties with more than 20 Spanish-speaking families;
- Retain a full-time staff member to serve as the Liaison to the Latino community;
- Monitor and review compliance with the Latino Consent Decree; and
- Maintain and fund Latino Site Offices for public housing residents, Housing Choice Voucher participants, and applicants.

The Liaison will also work with developers to craft and implement marketing campaigns designed to attract Latino families to the CHA mixed-income communities and raise awareness of various affordable housing options. There will be marketing materials targeted to Spanish-speaking households, open house tours of units by bilingual staff, as well as participation in at least two housing fairs.



*The CHA will work to increase awareness about affordable housing options for Latino and Spanish-speaking households through participation in housing fairs and local events.*

## Resident-Owned Business, M/W/DBE, & Section 3

The CHA has also consistently supported the creation and development of Resident Owned Businesses (ROB) and Minority, Women, and Disadvantaged Business Enterprises (M/W/DBE). The support is evident by the implementation of a Section 3 Policy and the use of alternative procurements. Through these policies, the CHA requires contractors to include M/W/DBE as subcontractors, and monitors the levels of HUD funds that are awarded to ROB and M/W/DBE.

The CHA will continue to support ROB in FY2006 by awarding at least \$3,000,000 in contracts to them. The contracts, some of which will be awarded through the alternative procurement process, will be for goods and services, such as construction services, building maintenance, and catering. The alternative procurement process allows ROB, some of which would not otherwise have an opportunity, to successfully bid for contracts. As with all contract awards, these companies must illustrate that they are able to provide the goods or services requested.

In addition to using the alternative procurement process, owners and employees of ROB will be invited to a number of seminars and trainings throughout the year. The successful “Six-Steps to Starting & Improving Your Business” seminars will be offered again in FY2006. This series illustrates how profitable businesses are created and maintained. Attendees will learn about financial management, preparation of business plans, risk management, and tips to establish credit. The CHA will also inform ROB about training and business opportunities offered by both public and private partners in the metropolitan Chicago area.



*Resident-Owned Businesses will receive support from the CHA in FY2006 through a number of seminars and trainings, as well as through the awarding of at least \$3,000,000 in contracts.*

**Minority, Women, and Disadvantaged Business Enterprises**

The CHA will expand its search for qualified M/W/DBE in FY2006. Notices, publication of opportunities to bid packages, and seminars will be offered through a variety of outlets. Twice a year, M/W/DBE will be invited to attend “How to Do Business with the CHA” seminars. The courses will include information about opportunities to conduct business with the CHA and its partners. In accordance with HUD regulations, all construction and service contracts of \$25,000 or more must meet the appropriate level of M/W/DBE Program participation.

FY2006 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%



*The CHA supports the creation of business opportunities for M/W/DBE and Resident-Owned Businesses.*

**Section 3**

HUD created the Section 3 Program to ensure that low- and very low-income individuals are provided with employment and other economic opportunities through contracts paid for with HUD funds. To support this program the CHA established a three-tier system for achieving the Section 3 Program goals. The contract amount and type determine within which tier(s) the contract falls. Participation is monitored by the CHA’s Department of Procurement and Contracts.

- *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, ten percent 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

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

The CHA Human Resources Department and the Department of Procurement and Contracts work together to inform potential Section 3 employees and employers about the program. Human Resources also coordinates with Service Connector agencies to inform eligible residents of the benefits of participating in the Section 3 program. CHA staff attend relocation meetings, development meetings, and also pass out notices and flyers to promote the program. The CHA supplements the face-to-face interaction with segments on the CHA cable show, "A Better Place."

Potential employers are advised of the Section 3 Program during pre-bid meetings, pre-start of work conferences, and contract negotiations with the CHA. The CHA has expanded its Section 3 Program by forging partnerships with external contractors to increase opportunities for ROB and Section 3 participants. This allows both ROB and Section 3 participants

to have access to information and opportunities offered by the City of Chicago, its Sister Agencies, and corporations.

### ***Earn and Learn Program***

The Earn and Learn Program helps residents move toward economic independence through paid internships with corporate partners of the CHA. Interns have an opportunity to build their job readiness skill sets and they receive a stipend that the CHA pays from its Section 3 Compliance Fund. The program works to ease the transition from being unemployed or underemployed 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 the development of 25 new Section 3 businesses in FY2006.

# APPENDICES

1. Conversion Plan Update
2. Moving To Work Crosswalk
3. Deconcentration
4. Public Housing Stock and Demographic Information
5. Public Housing Wait Lists Demographic Information
6. Public Housing Occupancy By Development
7. Housing Choice Voucher (HCV) Program and Wait List Demographic Information
8. Proposed Demolition Schedule
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10. Proposed Disposition
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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

## 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 that are subject to Section 202 include Francis Cabrini Extension South, Robert Taylor Homes, Rockwell Gardens, Stateway Gardens, Washington Park High-Rises, and William Green Homes.

### FY2005 AND FY2006 DEMOLITION ACTIVITY FOR SECTION 202 DEVELOPMENTS

The CHA plans to have demolition activity at all six properties subject to Section 202 in FY2005 or FY2006. The demolition plans by property and building are 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	
<b>Francis Cabrini Extension South</b>									
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
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
412 W CHICAGO AVE	177	65	0	12	36	12	2	3	FY2006
911 N HUDSON AVE	177	65	1	12	35	12	2	3	FY2006
862 N SEDGWICK ST	177	65	0	13	35	12	3	2	FY2006
<b>Robert Taylor Homes</b>									
4947 S FEDERAL ST	182	158	0	4	28	94	32	0	FY2005
4429 S FEDERAL ST	180	157	0	4	28	92	33	0	FY2005
5135 S FEDERAL ST	190	157	0	7	28	91	31	0	FY2006
<b>Rockwell Gardens</b>									
2517 W ADAMS ST	98	138	0	11	48	75	4	0	FY2005
2515 W JACKSON BLVD	96	140	4	12	47	73	4	0	FY2005
2450 W MONROE ST	97	140	4	12	51	64	8	1	FY2005
<b>Stateway Gardens</b>									
3651 S FEDERAL ST	117	230	0	32	95	99	2	2	FY2006

Development Name/Address	Development Number	Total Number of Units	Number of Units by Bedroom						Year of Planned Demolition
			0	1	2	3	4	5	
<b>Washington Park High-Rises</b>									
6217 S CALUMET AVE	150	155	0	2	27	94	32	0	FY2006
<b>William Green Homes</b>									
630 W EVERGREEN AVE	176	144	0	8	44	61	18	13	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	FY2006
624 W DIVISION ST	176	134	0	6	42	58	18	10	FY2006
714 W DIVISION ST	176	134	1	6	40	60	17	10	FY2005

#### MODIFICATIONS TO THE FY2005 RELOCATION SCHEDULE OF DEVELOPMENTS SUBJECT TO SECTION 202

The CHA has modified the FY2005 relocation schedule for Francis Cabrini Extension South and William Green Homes, as indicated in the table below. There are no modifications to the FY2005 relocation schedule for Robert Taylor Homes, Rockwell Gardens, Stateway Gardens, or Washington Park High-Rises

Development Name/Address	Development Number	Total Number of Units	Number of Units by Bedroom						Revision
			0	1	2	3	4	5	
<b>Francis Cabrini Extension South</b>									
412 W CHICAGO AVE	177	65	0	12	36	12	2	3	Building closure has been moved from FY2005 to FY2006.
911 N HUDSON AVE	177	65	1	12	35	12	2	3	Building closure has been moved from FY2005 to FY2006.
862 N SEDGWICK ST	177	65	0	13	35	12	3	2	Building closure has been moved from FY2005 to FY2006.
364 W OAK ST	177	65	0	12	36	12	2	3	Building closure has been moved from FY2006 to FY2007.
365 W OAK ST	177	65	0	12	36	12	2	3	Building closure has been moved from FY2006 to FY2007.
<b>William Green Homes</b>									
534 W DIVISION ST	176	144	0	8	44	64	18	10	Building closure has been moved from FY2005 to FY2006.
624 W DIVISION ST	176	134	0	6	42	58	18	10	Building closure has been moved from FY2005 to FY2006.
660 W DIVISION ST	176	134	0	6	42	58	18	10	Building closure has been moved from FY2005 to FY2007.
1230 N LARRABEE ST	176	134	0	6	42	59	18	9	Building closure has been moved from FY2005 to FY2007.

**FY2005 RELOCATION SCHEDULE OF DEVELOPMENTS SUBJECT TO SECTION 202**

The building closure schedule for FY2005 for five of the six properties subject to Section 202 is listed below. There are no buildings scheduled for closure in FY2006 at Rockwell Gardens.

Development Name/Address	Development Number	Total Number of Units	Number of Units by Bedroom					
			0	1	2	3	4	5
<b>Francis Cabrini Extension South</b>								
412 W CHICAGO AVE	177	65	0	12	36	12	2	3
911 N HUDSON AVE	177	65	1	12	35	12	2	3
862 N SEDGWICK ST	177	65	0	13	35	12	3	2
<b>Robert Taylor Homes</b>								
5135 S FEDERAL ST	190	157	0	7	28	91	31	0
<b>Stateway Gardens</b>								
3651 S FEDERAL ST	117	230	0	32	95	99	2	2
<b>Washington Park High-Rises</b>								
6217 S CALUMET AVE	150	155	0	2	27	94	32	0
<b>William Green Homes</b>								
534 W DIVISION ST	176	144	0	8	44	64	18	10
624 W DIVISION ST	176	134	0	6	42	58	18	10

**FY2006 REPLACEMENT VOUCHERS**

Per the Moving to Work (MTW) Agreement, the CHA was authorized to receive 13,230 replacement vouchers for units demolished. To date, the CHA has received all 13,230 replacement vouchers authorized by HUD under the MTW Agreement and will not request additional replacement vouchers in FY2006.

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## 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.

In addition, the CHA conducts public comment periods and hearings for each annual plan. The public comment period for the FY2006 Annual Plan was held from September 8, 2005 through October 7, 2005. A public comment hearing was held on Thursday, September 22, 2005 at the University Center, 525 S. State St., Chicago, Illinois, starting at 6:00 p.m. and continued until all comments are received.

Residents received notice of the public comment period and hearing with their August 2005 rent statements. Additionally, advertisements were placed in three Chicago newspapers (*Chicago Sun-Times*, *Chicago Defender*, and *Hoy*).

## APPENDIX 2: CROSSWALK

Category	Requirement	Location
Households Served	A. Number and characteristics of households served in the quarter prior to the Annual Plan submission.	Appendix 4: Public Housing Stock and Demographic Information Appendix 7: Housing Choice Voucher (HCV) Program and Wait List Demographic Information
	1. Include unit size, family type, income group, housing type, race, and ethnicity.	Appendix 4: Public Housing Stock and Demographic Information Appendix 7: Housing Choice Voucher (HCV) Program and Wait List Demographic Information
	B. Number and characteristics of households on wait lists. Wait list issues and proposed actions.	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
<b>Capital Planning (Annual Basis)</b>	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: Proposed Disposition
	C. Update Section 202 Conversion Plan for next year.	Appendix 1: Conversion Plan Update
<b>Management Information for Owned/Managed Units</b>	D. Describe home ownership activities, if any.	Chapter 1: Transforming Chicago's Public Housing 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. Update on status of Senior Designated Housing 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
<b>Management Information for Leased Housing</b>	<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
<b>Sources and Amounts of Funding</b>	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
<b>Uses of Funds</b>	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
<b>Other Information Required by HUD</b>	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

## APPENDIX 3: DECONCENTRATION

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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 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 Established Income Range (EIR) is 85% of the average income of the applicable developments (\$10,291 as of July 1, 2005) and the upper boundary is 30% of the Chicago Area Median Income as determined by HUD (\$20,910 for FY2005). The CHA must therefore create a deconcentration strategy for applicable developments with an average income outside of the EIR (\$10,291 - \$20,910).

Currently, there is one CHA development with an average income 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 into each development's final plans, including supportive services, incentives, and improved access to economic opportunities for residents

**Developments with Average Incomes Within the EIR  
(\$10,921 - 20,910)**

<b>Development</b>	<b>Average Income*</b>	
Altgeld Gardens	\$	11,364
Bridgeport Homes	\$	12,085
Francis Cabrini Rowhouses	\$	10,953
Governor Henry Horner Homes [Horner Annex (Adams & Wood), Scattered, and Westhaven]	\$	19,869
Lowden Homes	\$	12,294
Murray Homes	\$	12,197
Scattered Site-North Central	\$	15,847
Scattered Site-North East	\$	17,239
Scattered Site-South East	\$	13,609
Scattered Site-South West	\$	14,856
Scattered Site-West	\$	12,428
Washington Park	\$	12,849
Wentworth Gardens	\$	11,792

Note: The average income of all developments subject to the rule is \$12,848.

\*As of July 1, 2005

**Developments with Average Incomes Above the EIR  
(\$10,921 - 20,910)**

<b>Development</b>	<b>Average Income*</b>	<b>Explanation for Average Incomes Below the EIR</b>
Lakefront Homes	\$ 21,786	This mixed-income community is covered by a consent decree.

Note: The average income of all developments subject to the rule is \$12,848.

\*As of July 1, 2005

**Developments with Average Incomes Below the EIR  
(\$10,921 - 20,910)**

<b>Development</b>	<b>Average Income*</b>	<b>Explanation for Average Incomes Below the EIR</b>
Francis Cabrini Extension South	\$ 7,465	The planning for the redevelopment of this site is in progress. See Chapter 1: Transforming Chicago's Public Housing for more information.
Dearborn Homes	\$ 9,831	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 rights of return are satisfied.
Harold Ickes Homes	\$ 6,766	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 rights of return are satisfied.
Hilliard Towers Apartments	\$ 10,390	The rehabilitation of this mixed-income development began in FY2004 and continues throughout FY2006. The CHA will continue to implement deconcentration strategies.
Lathrop Homes	\$ 8,648	As planning for the redevelopment or rehabilitation of this development continues, the CHA will include deconcentration strategies in the final plan.
Lawndale Gardens	\$ 8,942	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.
LeClaire Courts Extension	\$ 9,221	As planning for the redevelopment or rehabilitation of this development continues, the CHA will include deconcentration strategies in the final plan.
Randolph Towers	\$ 9,797	The planning for the redevelopment of this site is in progress.
Robert Taylor Homes	\$ 9,718	This mixed-income 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	\$ 7,249	Plans for the redevelopment of this mixed-income 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	\$ 10,496	Plans for the redevelopment of this mixed-income 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	\$ 9,181	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	\$ 7,330	The planning for the redevelopment of this mixed-income site is in progress. Additionally, this property is governed by a consent decree.

Note: The average income of all developments subject to the rule is \$12,848.

\*As of July 1, 2005

## APPENDIX 4: PUBLIC HOUSING STOCK AND DEMOGRAPHIC INFORMATION

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

The information provided will vary as the CHA makes the data available for conversion to a new housing management software program and database. The ability of the CHA, CHAC, Inc., and property management companies to effectively manage both the public housing and HCV Programs will increase greatly with the establishment of this new software and database.

<b>Family Housing Demographics as of July 1, 2005 from the CCS Database</b>	
<b>Housing Stock &amp; Occupancy</b>	
Total Units	18,371
Occupied Units	9,052
Total Number of Residents	26,208
Average Family Size	2.9
<b>Unit Size (All Units)</b>	
0 Bedroom	110
1 Bedroom	2,734
2 Bedrooms	7,690
3 Bedrooms	6,294
4 Bedrooms	1,351
5 Bedrooms	188
6 Bedrooms	4
7+ Bedrooms	0
<b>Gender (All Residents)</b>	
Female	16,611
Male	9,597

<b>Senior Housing Demographics as of July 1, 2005 from the CCS Database</b>	
<b>Housing Stock &amp; Occupancy</b>	
Total Units	9,811
Occupied Units	7,080
Total Number of Residents	7,738
Average Family Size	1.1
<b>Unit Size (All Units)</b>	
0 Bedroom	1,257
1 Bedroom	8,478
2 Bedrooms	75
3 Bedrooms	1
4 Bedrooms	0
5 Bedrooms	0
6 Bedrooms	0
7+ Bedrooms	0
<b>Gender (All Residents)</b>	
Female	3,892
Male	3,844
Unknown	2

**Family Housing Demographics  
as of July 1, 2005  
from the CCS Database**

Age (All Residents)	
0-20 years old	14,356
21-61 years old	10,331
62 years old and over	1,521

Race & Ethnicity (All Residents)	
White	2,644
Black	23,355
Native/Alaskan	75
Asian/Pacific Islander	128
Other	6
Hispanic*	2,452

\*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	3,559
\$4,000-7,999	2,764
\$8,000-15,999	1,321
\$16,000-27,999	872
\$28,000-35,999	315
\$36,000 and greater	221
Average Annual Household Income	\$12,503

**Senior Housing Demographics  
as of July 1, 2005  
from the CCS Database**

Age (All Residents)	
0-20 years old	6
21-61 years old	1,426
62 years old and over	6,306

Race & Ethnicity (All Residents)	
White	2,174
Black	4,813
Native/Alaskan	98
Asian/Pacific Islander	623
Other	29
Hispanic*	603

\*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	2,507
\$4,000-7,999	2,724
\$8,000-15,999	1,680
\$16,000-27,999	148
\$28,000-35,999	14
\$36,000 and greater	7
Average Annual Household Income	\$9,267

**Family Housing Demographics  
as of July 1, 2005  
from the CCS Database**

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

Employed	3,610
SSI	3,108
Social Security	1,872
TANF*	1,155

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

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

Annual income less than 30% of AMI	7,222
Annual income 30-50% of AMI	1,025
Annual income 51-80% of AMI	572
Annual income 81% or greater of AMI	233

**Senior Housing Demographics  
as of July 1, 2005  
from the CCS Database**

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

Employed	329
SSI	3,847
Social Security	4,406
TANF*	1,078

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

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

Annual income less than 30% of AMI	6,618
Annual income 30-50% of AMI	376
Annual income 51-80% of AMI	75
Annual income 81% or greater of AMI	11

## APPENDIX 5: PUBLIC HOUSING WAIT LISTS DEMOGRAPHIC INFORMATION

Public Housing Wait Lists Demographics as of July 1, 2005 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	35,075	100,708	33,268	1,513	139	155	3,908
Senior Wait Lists	6,942	8,086	6,451	431	56	4	4,474
No Preference Wait List*	14,399	38,936	13,245	909	207	38	3,204
<b>Total</b>	<b>56,416</b>	<b>147,730</b>	<b>52,964</b>	<b>2,853</b>	<b>402</b>	<b>197</b>	<b>11,586</b>

Wait List	Race						Ethnicity
	White	Black	Indian/ Alaskan	Asian/ Pacific Islander	Other	Unknown	Hispanic**
Family Wait List	34,061	63,067	173	1,494	1,031	882	21,264
Senior Wait Lists	2,638	4,456	176	735	47	34	1,290
No Preference Wait List*	5,786	28,068	45	527	2,845	1,665	3,844
<b>Total</b>	<b>42,485</b>	<b>95,591</b>	<b>394</b>	<b>2,756</b>	<b>3,923</b>	<b>2,581</b>	<b>26,398</b>

\* 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, 2005 from the CCS Database			
Family Developments	Total Units	Occupied Units	Total Number of Residents
2450 W. MONROE	140	88	330
ABLA-ABBOTT ROWHOUSE	603	344	1000
ABLA-ADDAMS HOMES	248	50	135
ABLA-BROOKS HOMES	330	323	711
ALTGELD GARDENS	1498	719	2144
ARCHER COURTS	4	2	4
BRIDGEPORT HOMES	118	48	146
CABRINI EXTENSION NORTH	337	45	139
CABRINI EXTENSION SOUTH	597	143	330
CABRINI ROWHOUSE	586	367	954
WILLIAM GREEN HOMES	1097	327	1225
DEARBORN HOMES	800	368	963
DOMAIN LOFTS	16	16	19
HILLIARD CENTER	173	0	0
HILLIARD FAMILY - HOLSTEN	151	58	157
HORNER - WESTHAVEN	326	314	1017
HORNER (SCATTERED)	46	46	163
HORNER ANNEX (ADAMS & WOOD)	91	89	219
HORNER HOMES	450	139	367
ICKES HOMES	738	384	1126
HUTCHINSON ROW	2	2	7
LAKE PARC CRESCENT	60	28	58
LAKEFRONT-3939 S. LAKE PK	150	118	285
LAKEFRONT-3983 S. LAKE PK	150	118	282
LANGSTON	30	29	78

<b>Family Developments' Occupancy as of July 1, 2005 from the CCS Database</b>			
<b>Family Developments (cont'd)</b>	<b>Total Units</b>	<b>Occupied Units</b>	<b>Total Number of Residents</b>
LATHROP HOMES	925	375	737
LAWNSDALE GARDENS	125	89	267
LECLAIRE COURTS EXT.	300	159	470
LOWDEN HOMES	128	54	140
MADDEN PARK HOMES	34	32	131
MOHAWK NORTH	16	16	40
MOHAWK PARTNER	5	5	16
MURRAY HOMES	500	198	456
NORTH TOWN VILLAGE	102	34	73
NORTH TOWN VILLAGE II	40	38	119
OLD TOWN SQUARE	16	16	31
OAKWOOD SHORES	64	11	29
OLD TOWN VILLAGE EAST I	12	12	26
OLD TOWN VILLAGE EAST II	16	8	14
OLD TOWN VILLAGE WEST	32	24	62
ONE SOUTH LEAVITT	2	2	2
ORCHARD PARK	13	12	40
QUINCY	27	26	61
RANDOLPH TOWERS	155	89	313
RENAISSANCE NORTH	54	16	34
ROCKWELL GARDENS	278	53	199
SCATTERED SITE NORTH CENTRAL	1162	1008	3362
SCATTERED SITE NORTH EAST	607	576	1786
SCATTERED SITE SOUTH EAST	571	459	1490
SCATTERED SITE SOUTH WEST	306	237	797
SCATTERED SITE WEST	335	209	712
ST. EDMUNDS MEADOWS	52	3	16
STATEWAY	230	69	165
TAYLOR HOMES	314	120	450

<b>Family Developments' Occupancy as of July 1, 2005 from the CCS Database</b>			
<b>Family Developments (cont'd)</b>	<b>Total Units</b>	<b>Occupied Units</b>	<b>Total Number of Residents</b>
THE PERSHING	27	0	0
TRUMBULL PARK HOMES	454	107	210
WASHINGTON PARK	274	153	503
WELLS EXTENSION-PRIVATE	390	191	503
WELLS HOMES	1541	264	572
WENTWORTH GARDENS	422	137	285
WEST END	14	14	52
WESTHAVEN PARK	87	71	186
<b>TOTAL</b>	<b>18,651</b>	<b>9,320</b>	<b>27,062</b>

**Senior Developments' Occupancy as of July 1, 2005  
from the CCS Database**

<b>Senior Developments</b>	<b>Total Units</b>	<b>Occupied Units</b>	<b>Total Number of Residents</b>
150 S. CAMPBELL	126	31	31
4227 S. OAKENWALD	124	54	55
4250 S. PRINCETON	339	171	177
49TH & LANGLEY APT	174	101	102
64TH & YALE APTS	224	213	221
69TH & SO. CHGO. APT	125	57	58
9141 & CHGO. APT	141	134	140
9177 S. CHGO. APT	141	134	139
ALBANY	350	218	231
ARMOUR SQUARE ANNEX	194	150	167
ARMOUR SQUARE APTS	198	156	170
BRIDGEPORT ELDERLY	14	12	12
BRITTON/BUDD APTS	173	84	92
CALLNER	147	129	143
CAMPBELL APTS	165	65	67
CASTLEMAN APTS	201	187	220
CLARK & IRVING ANNEX	97	82	93
CLARK & IRVING APTS	260	226	268
CLARK & WEBSTER APTS	100	94	101
DICKENS & BURLING APTS	134	123	138
ECKHART	172	170	184
ECKHART ANNEX	206	202	212
FISHER APTS	200	120	149
FLANNERY APTS	252	106	113
FRANKLIN/DRAKE	149	143	154
GARFIELD	151	145	158
GREEN APTS	154	131	140

<b>Senior Developments' Occupancy as of July 1, 2005 from the CCS Database</b>			
<b>Senior Developments (cont'd)</b>	<b>Total Units</b>	<b>Occupied Units</b>	<b>Total Number of Residents</b>
HILLIARD	182	0	0
HILLIARD SENIOR	180	92	99
JUDGE SLATER ANNEX	203	179	185
JUDGE SLATER APTS	204	172	181
KENMORE APTS	136	0	0
LARRABEE SENIOR APT	86	52	58
LASALLE/DIVISION	269	216	228
LAWRENCE APTS	193	127	132
LINC & SHEFF ANNEX	206	140	147
LINCOLN & PERRY ANNEX	188	133	142
LINCOLN & PERRY APTS	183	141	145
LINCOLN & SHEFFIELD	267	182	191
LOYOLA & RIDGE APT	181	165	211
PARKSIDE APTS	169	162	175
PARKVIEW	181	123	125
POMEROY APTS	120	63	82
RACINE	212	140	144
SCHNEIDER APTS	174	164	201
SHERIDAN & DEVON	450	256	290
SHERIDAN & LELAND	235	230	277
SHIELDS	116	111	147
SULLIVAN	482	372	394
TRUMBULL-YATES APTS	28	9	9
WASHINGTON PARK (ELDERLY)	92	69	72
WASHINGTON PARK APTS	22	19	19
WICKER ANNEX	115	113	118
WICKER PARK	110	107	118
WILLIAM JONES	116	105	113
<b>TOTAL</b>	<b>9,811</b>	<b>7,080</b>	<b>7,738</b>

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

Demographics of Current HCV Program Participants as of June 30, 2005 from CHAC, Inc.			
<b>Total HCV Program Participants</b>	<b>104,072</b>		
	Heads of Household	Other Household Members	Total
<b>Age</b>			
62 years old and older	5,327	682	6,009
Under 62 years old	30,753	67,309	98,062
Unknown/Pending	1	0	1
<b>Race</b>			
White	4,981	7,520	12,501
Black	30,981	60,308	91,289
Other	112	150	262
Unknown/Pending	7	13	20
<b>Ethnicity</b>			
Hispanic	4,049	7,055	11,104
Non-Hispanic	32,027	60,928	92,955
Unknown/Pending	5	8	13
<b>Disabled Population</b>			
Handicapped/Disabled	12,029	4,666	16,695

Demographics of Current HCV Program Participants as of June 30, 2005 from CHAC, Inc.	
<b>Bedroom Breakdown</b>	
0 Bedroom	1,625
1 Bedroom	4,685
2 Bedrooms	10,147
3 Bedrooms	13,129
4 Bedrooms	4,475
5 Bedrooms	1,582
6 Bedrooms	338
7 Bedrooms	70
8 + Bedrooms	29
Unknown/Pending	1
<b>Rent and Payments</b>	
Average contract rent	\$938
Average Housing Assistance Payment	\$753
Average total tenant payment	\$239
<b>Income</b>	
Average gross annual income	\$8,583
Average adjusted annual income	\$9,449
Percentage of households with wage income	31%
Percentage of households with > 50% of income derived from wages	30%
Households with annual income above 30% of Area Median Income	4,933
Households with annual income below 30% of Area Median Income	31,147
Unknown/Pending	1

**Demographics of HCV Program General Wait List Applicants  
as of June 30, 2005  
from CHAC, Inc.**

**Total Heads of Household on HCV Wait List** **9,756**

**Heads of  
Household**

**Age**

62 years old and older	804
Under 62 years old	8,951
Unknown/Pending	1

**Race**

White	1,289
Black	8,133
Other	52
Unknown/Pending	282

**Ethnicity**

Hispanic	1,167
Non-Hispanic	8,407
Unknown/Pending	182

**Disabled Population**

Handicapped/Disabled	1,819
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# APPENDIX 8: PROPOSED DEMOLITION SCHEDULE

Proposed Demolition Schedule  
FY2006 Annual Plan - Plan for Transformation Year 7

Address	FY2005 (Year 6)				FY2006 (Year 7)	FY2007 (Year 8)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Grace Abbott Homes High-Rises</b>							
1440 W 13TH ST			0	150		150	
1510 W 13TH ST			150			150	
1520 W HASTINGS ST			150			150	
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>300</b>	<b>150</b>	<b>0</b>	<b>450</b>	
<b>Grace Abbott Homes Rowhouses</b>							
1251 W 14TH ST			0		4	4	
1259 W 14TH ST			0		4	4	
1416 S BLUE ISLAND AVE			0		12	12	
1428 S BLUE ISLAND AVE			0		4	4	
1436 S BLUE ISLAND AVE			0		2	2	
1440 S BLUE ISLAND AVE			0		4	4	
1448 S BLUE ISLAND AVE			0		2	2	
1452 S BLUE ISLAND AVE			0		4	4	
1401 S THROOP ST			0		4	4	
1409 S THROOP ST			0		4	4	
1425 S THROOP ST			0		4	4	
1526 W 13TH ST			0		2	2	
1530 W 13TH ST			0		6	6	
1511 W 14TH PL			0		2	2	
1515 W 14TH PL			0		6	6	

**Proposed Demolition Schedule  
FY2006 Annual Plan - Plan for Transformation Year 7**

Address	FY2005 (Year 6)				FY2006 (Year 7)	FY2007 (Year 8)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
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 W LAFLIN ST				0		4	4
1217 W LAFLIN ST				0		4	4
1432 W WASHBURNE AVE				0		4	4
1440 W WASHBURNE AVE				0		6	6
1452 W WASHBURNE AVE				0		6	6
1510 W WASHBURNE AVE				0		6	6
1522 W WASHBURNE AVE				0		4	4
1537 W WASHBURNE AVE				0		6	6
1530 W WASHBURNE AVE				0		4	4
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>168</b>	<b>168</b>

**Proposed Demolition Schedule  
FY2006 Annual Plan - Plan for Transformation Year 7**

Address	FY2005 (Year 6)				FY2006 (Year 7)	FY2007 (Year 8)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Jane Addams Homes^</b>							
1255 W TAYLOR ST		63		63			63
902 S ADA ST			24	24			24
917 S ADA ST			41	41			41
1248 W TAYLOR ST			38	38			38
1250 W TAYLOR ST				0	10		10
1300 W TAYLOR ST				0	10		10
916 S LYTLE ST				0	8		8
860 S LYTLE ST				0	8		8
901 S ADA ST				0	8		8
845 S ADA ST				0	8		8
<b>Subtotal:</b>	<b>0</b>	<b>63</b>	<b>103</b>	<b>166</b>	<b>52</b>	<b>0</b>	<b>218</b>
<b>Francis Cabrini Extension North^</b>							
1121 N LARRABEE ST				0	65		65
1015-17 N LARRABEE ST				0	136		136
1159-61 N LARRABEE ST				0	136		136
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>337</b>	<b>0</b>	<b>337</b>

**Proposed Demolition Schedule  
FY2006 Annual Plan - Plan for Transformation Year 7**

Address	FY2005 (Year 6)				FY2006 (Year 7)	FY2007 (Year 8)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Francis Cabrini Extension South^</b>							
364 W OAK ST				0		65	65
929 N HUDSON AVE				0	68		68
939 N HUDSON AVE				0	68		68
365 W OAK ST				0		65	65
911 N SEDGWICK ST				0	68		68
923 N SEDGWICK ST				0	68		68
412 W CHICAGO AVE				0	65		65
911 N HUDSON AVE				0	65		65
862 N SEDGWICK ST				0	65		65
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>467</b>	<b>130</b>	<b>597</b>
<b>William Green Homes^</b>							
630 W EVERGREEN AVE			144	144			144
1340 N LARRABEE ST			144	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			134	134			134
1230 N LARRABEE ST				0		134	134
1230 N BURLING ST				0		134	134
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>422</b>	<b>422</b>	<b>278</b>	<b>402</b>	<b>1,102</b>

**Proposed Demolition Schedule  
FY2006 Annual Plan - Plan for Transformation Year 7**

Address	FY2005 (Year 6)				FY2006 (Year 7)	FY2007 (Year 8)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Governor Henry Horner Homes^</b>							
1943 W LAKE ST				0	65		65
1936 W WASHINGTON ST				0		65	65
141 WOLCOTT AVE/1847 LAKE ST	231			231			231
<b>Subtotal:</b>	<b>231</b>	<b>0</b>	<b>0</b>	<b>231</b>	<b>65</b>	<b>65</b>	<b>361</b>
<b>Rockwell Gardens</b>							
2517 W ADAMS ST			138	138			138
2515 W JACKSON BLVD			140	140			140
2450 W MONROE ST			140	140			140
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>418</b>	<b>418</b>	<b>0</b>	<b>0</b>	<b>418</b>
<b>Robert Taylor Homes</b>							
4947 S FEDERAL ST	158			158			158
4429 S FEDERAL ST			157	157			157
5135 S FEDERAL ST				0	157		157
<b>Subtotal:</b>	<b>158</b>	<b>0</b>	<b>157</b>	<b>315</b>	<b>157</b>	<b>0</b>	<b>472</b>
<b>Stateway Gardens</b>							
3651 S FEDERAL ST				0	230		230
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>230</b>	<b>0</b>	<b>230</b>

**Proposed Demolition Schedule  
FY2006 Annual Plan - Plan for Transformation Year 7**

Address	FY2005 (Year 6)				FY2006 (Year 7)	FY2007 (Year 8)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Washington Park Low-Rises^</b>							
6127-41 S CALUMET AVE			8	8			8
6145-59 S CALUMET AVE			8	8			8
4400-02 S ST LAWRENCE AVE			12	12			12
3909 S INDIANA AVE			4	4			4
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>32</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>32</b>
<b>Randolph Towers</b>							
6217 S CALUMET AVE				0	155		155
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>155</b>	<b>0</b>	<b>155</b>
<b>Madden Park Homes</b>							
740 E 37TH ST				0		6	6
3640 S ELLIS AVE				0		4	4
3808 S LAKE PARK AVE				0		6	6
3814 S LAKE PARK AVE				0		6	6
3822 S LAKE PARK AVE				0		6	6
3830 S LAKE PARK AVE				0		6	6
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>34</b>	<b>34</b>

**Proposed Demolition Schedule  
FY2006 Annual Plan - Plan for Transformation Year 7**

Address	FY2005 (Year 6)				FY2006 (Year 7)	FY2007 (Year 8)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Ida B. Wells Homes</b>							
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/700-708 E 38TH ST			12	12			12
710-726 E 38TH ST			12	12			12
725-33 E 37TH PL/728-36 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 E 37TH PL/770-774 E 38TH ST			12	12			12
776-786 E 38TH ST			6	6			6
667-77 E 37TH PL			6	6			6
679-687 E 37TH PL/688-696 E 38TH ST			12	12			12
711-723 E 37TH PL			6	6			6
745-755 E 37TH PL			6	6			6
779-785 E 37TH PL			4	4			4
679-693 E 37TH ST			10	10			10
3709-3725 S VINCENNES AVE			10	10			10
3710-3726 S COTTAGE GROVE AVE			12	12			12
3741 S VINCENNES AVE			12	12			12

**Proposed Demolition Schedule  
FY2006 Annual Plan - Plan for Transformation Year 7**

Address	FY2005 (Year 6)				FY2006 (Year 7)	FY2007 (Year 8)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Ida B. Wells Homes</b>							
3809-3829 S VINCENNES AVE			12	12			12
3841-3859 S VINCENNES AVE	12			12			12
600-610 E 39TH ST	6			6			6
601-611 E 37TH PL			6	6			6
601-607 E 38TH PL	4			4			4
601-607 E 38TH ST		4		4			4
605-621 E 37TH ST			10	10			10
606-616 E 38TH PL		6		6			6
606-616 E 38TH ST			6	6			6
609-617 E 38TH PL/612-618 E 39TH ST	12			12			12
618-626 E 38TH ST/ 615-623 E 37TH PL			19	19			19
610-616 E 37TH PL			4	4			4
618-628 E 38TH PL/609-19 E 38TH ST		12		12			12
619-627E 38TH PL/620-628 E 39TH ST	12			12			12
620-636 E 37TH PL			12	12			12
621-629 E 38TH ST/628-636 E 38TH PL		12		12			12
623-641 E 37TH ST			10	10			10
625-633 E 37TH PL/628-636 E 38TH ST			12	12			12
629-639 E 38TH PL		6		6			6
630-640 E 39TH ST	6			6			6

**Proposed Demolition Schedule  
FY2006 Annual Plan - Plan for Transformation Year 7**

Address	FY2005 (Year 6)				FY2006 (Year 7)	FY2007 (Year 8)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Ida B. Wells Homes</b>							
631-641 E 38TH ST		6		6			6
635-645 E 37TH PL			6	6			6
638-648 E 38TH PL	6			6			6
638-648 E 38TH ST			6	6			6
640-646 E 37TH PL			4	4			4
641-647 E 38TH PL /642-648 E 39th ST	12			12			12
643-649 E 37TH ST			4	4			4
643-651 E 38TH ST/650-58 E 38TH PL	12			12			12
651-657 E 37TH ST			4	4			4
659-677 E 37TH ST			10	10			10
720-726 E 37TH PL			4	4			4
730-746 E 37TH PL			12	12			12
750-756 E 37TH PL			4	4			4
3841-3859 S RHODES AVE				0	12		12
505/ 509 E 38TH PL				0	12		12
504-510 E 38TH ST			28	28			28
500-510 E 39TH ST				0	6		6
505-511 E 38TH ST			28	28			28
512-20 E 39TH ST/ 511-521 E 38TH PL				0	12		12
521 E 38TH ST/520 E 38TH PL				0	29		29
522-530 E 39TH ST/ 523-531 E 38TH PL				0	12		12

**Proposed Demolition Schedule  
FY2006 Annual Plan - Plan for Transformation Year 7**

Address	FY2005 (Year 6)				FY2006 (Year 7)	FY2007 (Year 8)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Ida B. Wells Homes</b>							
530 E 38TH PL/527-535 E 38TH ST				0	30		30
532-542 E 39TH ST				0	6		6
533/537 E 38TH PL				0	12		12
537-545 E 38TH ST/560 E 38TH PL				0	30		30
539-547 E 38TH PL/ 544-552 E 39TH ST				0	12		12
555/565 E 37TH PL				0	12		12
3702-3708 S VINCENNES AVE				0	4		4
3710-3726 S VINCENNES AVE				0	12		12
3728-3734 S VINCENNES AVE				0	4		4
3808/ 3814/ 3820 S VINCENNES AVE/ 561 E 38TH ST				0	30		30
3840-3858 S VINCENNES AVE				0	12		12
531-541 E 37TH ST				0	6		6
548/552 E 38TH ST				0	12		12
549-557 E 38TH PL/ 554-562 E 39TH ST				0	12		12
559-569 E 37TH ST				0	6		6
3742/ 3748/ 3756 S VINCENNES/556 E 38TH ST/ 571 E 37TH PL				0	30		30
559/ 563 E 38TH PL				0	12		12
564-570 E 39TH ST				0	4		4
3709-3725 S RHODES AVE				0	10		10
501 E 37TH ST				0	6		6

**Proposed Demolition Schedule  
FY2006 Annual Plan - Plan for Transformation Year 7**

Address	FY2005 (Year 6)				FY2006 (Year 7)	FY2007 (Year 8)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Ida B. Wells Homes</b>							
504/508 E 37TH PL				0	12		12
510-516 E 37TH PL/ 515-521 E 37TH ST				0	10		10
512-520 E 38TH ST/515 E 37TH PL				0	36		36
518-524 E 37TH PL/ 523-529 E 37TH ST				0	10		10
526/530 E 37TH PL				0	12		12
526-534 E 38TH ST/527 E 37TH PL				0	30		30
532-538 E 37TH PL/ 543-559 E 37TH ST				0	10		10
536 E 38TH ST/549 E 37TH PL				0	30		30
548/552 E 37TH PL				0	12		12
551-557E 37TH ST/540-546 E 37TH PL				0	9		9
554-560 E 37TH PL/ 571-577 E 37TH ST				0	10		10
562-568 E 37TH PL/ 579-585 E 37TH ST				0	10		10
570/574 E 37TH PL				0	12		12
587-597 E 37TH ST				0	6		6
409-421 E 37TH ST				0	24		24
408-470 E 39TH ST				0	24		24
3707/3711 S DR MARTIN LUTHER KING DRIVE				0	16		16
3715-3721 S DR MARTIN LUTHER KING DRIVE				0	32		32
3723-31 S DR MARTIN LUTHER KING DRIVE				0	40		40
3733-3741 S DR MARTIN LUTHER KING DRIVE				0	40		40
3743-3751 S DR MARTIN LUTHER KING DRIVE				0	40		40

**Proposed Demolition Schedule  
FY2006 Annual Plan - Plan for Transformation Year 7**

Address	FY2005 (Year 6)				FY2006 (Year 7)	FY2007 (Year 8)	Demolition Total
	Demolition Complete^^	Demolition Started^^	Pending Units	Total Units			
<b>Ida B. Wells Homes</b>							
3753-3761 S DR MARTIN LUTHER KING DRIVE				0	40		40
3801-3809 S DR MARTIN LUTHER KING DRIVE				0	48		48
3811-3821 S DR MARTIN LUTHER KING DRIVE				0	32		32
3823 S DR MARTIN LUTHER KING DRIVE				0	40		40
3833-3841 S DR MARTIN LUTHER KING DRIVE				0	40		40
3843-3849 S DR MARTIN LUTHER KING DRIVE				0	32		32
3848-3852 S VERNON AVE				0	16		16
<b>Subtotal:</b>	<b>82</b>	<b>46</b>	<b>418</b>	<b>546</b>	<b>1,018</b>	<b>0</b>	<b>1,564</b>
<b>Ida B. Wells Extension</b>							
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
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>390</b>	<b>0</b>	<b>390</b>



## APPENDIX 9: PROPOSED NON-DWELLING STRUCTURE DEMOLITION

The following non-dwelling structures are planned for demolition in FY2006 as part of the revitalization plan for the redevelopment sites.

Detailed Listing of Non-Dwelling Demolition Activity for FY2006		
Development	Address	Description
ABLA	1313 W. Arthington Street	Heating Plant
Rockwell Gardens	150 S. Western Avenue	Community Building
Stateway Gardens	3616 S. Federal Street	Heating Plant
Stateway Gardens	3640 S. State Street	Management Office
Stateway Gardens	3650 S. State Street	Community Building
Stateway Gardens	3700 S. State Street	Swimming Pool

# APPENDIX 10: PROPOSED DISPOSITION

Detailed Listing of Potential Property Disposition Activity for FY2006					
Development	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition
ABLA	Taylor Street	Washburne Avenue	Racine Avenue	Loomis Street	Ground Lease
ABLA	-	13th Street	-	Racine Avenue	Ground Lease (Three lots on this corner.)
ABLA	Taylor Street	Alley South of Taylor Street	Racine Avenue	Lytle Street	Ground Lease or Sale
ABLA	Roosevelt Avenue	Alley South of Roosevelt Avenue	Racine Avenue	Alley West of Racine Avenue	Ground Lease or Sale
Governor Henry Horner Homes	Lake Street	Washington Boulevard	Wood Street	Wolcott Avenue	Ground Lease
Lakefront Replacement Housing	40th Street	41st Place	South Shore Tracks	Lake Park Avenue	Combination of Ground Lease and Fee Simple
Lawndale Complex/Ogden Courts	12th Street	Ogden Avenue	Talman Avenue	Fairfield/Washtenaw	Ground Lease
Madden Park/Ida B. Wells and Extension/Clarence Darrow Homes	37th Street	38th Street	Cottage Grove Avenue	Vincennes Avenue	Combination of Ground Lease and Fee Simple
Rockwell Gardens	Jackson Boulevard	Van Buren Street	Western Avenue	Campbell Street	Ground Lease

Detailed Listing of Potential Scattered Site/Non-Dwelling Property Disposition Activity for FY2006		
Development/Region	Address	Type of Disposition
Fountainview	3718-28 W. Douglas Boulevard	Ground Lease
Rockwell Gardens	150 S. Western Avenue	Conveyance of Land to Chicago Park District for Grant School/Park Campus

# APPENDIX 11: ESTIMATED CAPITAL EXPENDITURES BY DEVELOPMENT AND FUND

FY2006 Capital Program Estimated Capital Expenditures (By Development and Fund)							
Category I - PRE MTW Commitments	Hope VI Revitalization	Capital Fund FY2005 Grant	Capital Fund (Prior Year Grant)	Capital Reserve Fund	Other Federal Funding	Hope VI Demolition	TOTALS
Governor Henry Horner Homes	430,348	4,918,615				237,245	5,586,208
Francis Cabrini Homes Extension	3,966,667	592,168				6,134,970	10,693,805
ABLA	2,387,785	4,155,906					6,543,691
Madden Park/Ida B. Wells Homes and Extension/Clerence Darrow Homes		2,879,658			8,354,641	904,661	12,138,960
Drexel					749,698		749,698
North Lawndale		852,309					852,309
Robert Taylor B							0
Raymond M. Hilliard Center							0
Lake Park Crescent		10,158,143			2,950,636		13,108,779
CHA-wide							
<b>Sub-Totals</b>	<b>6,784,800</b>	<b>23,556,799</b>			<b>12,054,975</b>	<b>7,276,876</b>	<b>49,673,450</b>
<b>Category 2 - Senior Developments</b>			<b>3,399,802</b>		<b>7,346,691</b>		<b>10,746,493</b>
<b>Category 3 - Scattered Sites</b>		<b>12,568</b>					<b>12,568</b>
<b>Category 4 - Non-Section 202 Family Properties</b>							
Lawndale Gardens							
Lake Park Place							
Washington Park Low-Rises		2,302,465			5,386,339		7,688,804
Bridgeport Homes		3,158,126	2,444,228				5,602,354
Wentworth Gardens		1,356,402		10,000,000	6,689,782		18,046,184
Lowden Homes		3,205,835	94,911				3,300,746
Lawndale Gardens			4,465,043				4,465,043
CHA-wide		1,810,006	1,325,815				3,135,821
<b>Sub-Totals</b>		<b>11,832,834</b>	<b>8,329,997</b>	<b>10,000,000</b>	<b>12,076,121</b>		<b>42,238,952</b>
<b>Category 5 - Section 202 Properties</b>	<b>Hope VI Revitalization</b>	<b>Capital Fund FY2005 Grant</b>	<b>Capital Fund (Prior Year Grant)</b>	<b>Capital Reserve Fund</b>	<b>Other Federal Funding</b>	<b>Hope VI Demolition</b>	<b>TOTALS</b>
Trumbull Park Homes		8,562,541			8,449,900		17,012,441
Altgeld Gardens and Phillip Murray Homes			8,812,920	20,000,000	2,044,980		30,857,900
Rockwell Gardens	6,075,822				1,952,436	840,000	8,868,258
Robert Taylor Homes	9,131,277					948,000	10,079,277
Randolph Towers		1,023,000					1,023,000
Stateway Gardens		9,579,396				1,380,000	10,959,396
CHA-wide		1,701,245	3,085,790			303,262	5,090,297
<b>Sub-Totals</b>	<b>15,207,099</b>	<b>20,866,182</b>	<b>11,898,710</b>	<b>20,000,000</b>	<b>12,447,316</b>	<b>3,471,262</b>	<b>83,890,569</b>
<b>TOTAL</b>	<b>21,991,899</b>	<b>56,268,383</b>	<b>23,628,509</b>	<b>30,000,000</b>	<b>43,925,103</b>	<b>10,748,138</b>	<b>186,562,032</b>
<b>City-State Properties</b>							
<b>Make Ready</b>			<b>3,180,000</b>		<b>7,180,000</b>		<b>10,360,000</b>
<b>Interest Expense</b>		<b>46,295,294</b>					<b>46,295,294</b>
<b>Environmental Remediation</b>		<b>10,789,745</b>			<b>1,347,557</b>		<b>12,137,302</b>
<b>GRAND TOTAL</b>	<b>21,991,899</b>	<b>113,353,422</b>	<b>26,808,509</b>	<b>30,000,000</b>	<b>52,452,660</b>	<b>10,748,138</b>	<b>255,354,628</b>

# APPENDIX 12: PUBLIC HOUSING FIVE-YEAR CAPITAL FUND PROGRAM

Public Housing Five-Year Capital Fund Program							
Sources of Funds	Total CHA Capital	FY2004	YEAR 1 FY2005	YEAR 2 FY2006	YEAR 3 FY2007	YEAR 4 FY2008	YEAR 5 FY2009
Capital Funds Received	585,216,487	125,336,532	120,939,422	121,424,925	117,782,177	114,248,712	110,821,251
HOPE VI Grants	153,109,641	18,204,270	40,827,322	21,991,899	28,339,332	26,727,902	35,223,186
HOPE VI Demo	28,664,146	2,431,732	15,504,008	10,748,138	2,412,000	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	30,000,000	51,203,352	0	30,000,000	0	0	0
Other Funding	25,494,943	4,332,661	3,556,787	12,016,568	5,974,910	2,588,883	1,357,795
City/State	3,918,088	3,420,382	3,918,088	0	0	0	0
General Fund Requirement	336,108,141	0	27,173,201	40,155,093	70,359,765	88,383,749	110,036,333
Projected Capital Fund Carryover	86,536,476	71,173,802	86,536,476	26,808,509	0	0	0
<b>Total Sources</b>	<b>1,257,952,922</b>	<b>277,883,731</b>	<b>300,236,304</b>	<b>264,926,132</b>	<b>226,649,184</b>	<b>233,730,246</b>	<b>259,219,565</b>
<b>Uses of Funds</b>							
Category 1: Existing Redevelopment Commitments	225,758,807	24,586,415	58,544,929	49,370,587	39,812,718	26,024,815	52,005,758
Category 2: Senior Housing	39,157,658	62,597,046	18,378,890	10,391,420	9,751,515	635,833	0
Category 3: Scattered Sites	12,240,000	15,873,726	12,240,000	0	0	0	0
Category 4: Non-202 Family Properties	159,714,516	5,473,871	35,228,986	38,399,048	18,898,891	33,644,916	33,542,675
Category 5a: 202 Family Properties	283,909,527	7,797,084	36,022,881	47,870,342	58,101,746	74,063,779	67,850,779
Category 5b: 202 Family Properties	91,821,749	7,656,647	22,415,278	30,929,931	10,549,609	12,138,112	15,788,819
Architectural & Engineering	35,854,778	9,007,328	9,565,031	5,760,424	7,754,766	6,576,736	6,197,822
Construction Management	20,991,641	5,962,109	3,465,144	3,840,281	5,169,844	4,384,491	4,131,881
<b>Sub-Total - Project Capital Requirements</b>	<b>869,448,676</b>	<b>138,954,226</b>	<b>195,861,139</b>	<b>186,562,033</b>	<b>150,039,089</b>	<b>157,468,682</b>	<b>179,517,734</b>
Capital Maintenance	40,500,000	18,417,981	18,000,000	0	7,500,000	7,500,000	7,500,000
Development Management Staff and Expenses	18,013,220	2,794,529	3,678,675	3,583,636	3,583,636	3,583,636	3,583,636
Capital Construction Staff and Expenses	19,309,186	3,355,616	3,589,056	5,220,130	3,500,000	3,500,000	3,500,000
Other Administrative Expenses	4,053,038	661,760	841,113	767,737	790,769	814,492	838,927
Environmental Consulting/Remediation includes CCD	44,518,399	2,151,684	15,719,285	12,137,302	4,620,146	4,291,667	7,749,999
Family Property Make-Ready	59,103,423	7,366,446	17,663,423	10,360,000	10,360,000	10,360,000	10,360,000
City/State	2,666,648	2,296,557	2,666,648	0	0	0	0
<b>Total Uses</b>	<b>1,057,612,590</b>	<b>175,998,799</b>	<b>258,019,339</b>	<b>218,630,838</b>	<b>180,393,640</b>	<b>187,518,477</b>	<b>213,050,296</b>
<b>Bond Debt Service</b>							
Interest	63,050,332	15,348,456	15,408,456	14,550,294	12,850,544	11,061,769	9,179,269
Serial Principal	137,290,000	0	0	31,745,000	33,405,000	35,150,000	36,990,000
<b>Total Bond Debt Service</b>	<b>200,340,332</b>	<b>15,348,456</b>	<b>15,408,456</b>	<b>46,295,294</b>	<b>46,255,544</b>	<b>46,211,769</b>	<b>46,169,269</b>
<b>Total Expenditure</b>	<b>1,257,952,922</b>	<b>191,347,255</b>	<b>273,427,795</b>	<b>264,926,132</b>	<b>226,649,184</b>	<b>233,730,246</b>	<b>259,219,565</b>
<b>Cumulative Funding Availability / (Requirement)</b>		<b>86,536,476</b>	<b>26,808,509</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## **APPENDIX 13: SENIOR DESIGNATED HOUSING PLAN UPDATE**

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HUD approved the FY2005 Senior Designated Housing Plan of the CHA on March 14, 2005. In FY2006, the CHA will continue to implement its FY2005 Senior Designated Housing Plan. Moving forward, only families with a head of household who is 62 years of age or older will be able to lease units in the CHA's 59 senior-only designated properties.

## APPENDIX 14: PUBLIC COMMENTS

The public comment period for the Draft FY2006 Annual Plan-Plan for Transformation Year 7 began on Thursday, September 8, 2005 at 8:00 a.m. and ran through Friday, October 7, 2005 at 5:00 p.m. A public comment hearing was held on Thursday, September 22, 2005 at the University Center Lake Room located at 525 S. State St., Chicago, IL starting at 6:00 p.m. and proceeded until all comments were received. Residents were notified of the public comment period and hearing in their August 2005 rent statement and ads were placed in three local newspapers. Below are all comments received during the public comment period and the CHA's responses:

Individual or Organization	Comment	CHA Action/Response
Alathia Maria and Estrellita P. Flores	Please send several hard copies of the relocation plan.	The CHA mailed a copy of the Draft FY2006 Annual Plan, which contains plans for relocation in FY2006.
Anonymous	Is the draft FY2005 Admissions and Continued Occupancy Policy finalized, or can we still make comments?	The public comment period for the FY2005 Admissions and Continued Occupancy Policy ended on September 9, 2005.
Arville Miles	The Plan for Transformation is fine. I have moved twice and want my next move to be my last. Residents have bent some and the CHA should too. There are not 127 units at Stateway Gardens and it is already September.	Although the CHA would like to move residents from their old unit directly into their revitalized unit, the redevelopment and rehabilitation requires temporary relocation. The CHA strives to relocate families as few times as possible; however, the number of times a family must move is dependent upon a number of factors such as the resident's housing choice, site construction schedule, and building closure schedule.  One hundred twenty-seven (127) units will have been under construction by the end of FY2005, 27 of which will be delivered by year's end at Stateway Gardens.
Delilah Gilmore	Why is it necessary to have background checks on all CHA residents?	The CHA conducts background checks to determine if a resident or members of the resident's household age 18 and older have engaged in criminal activity that will prohibit their ability to remain in public housing.
	When will three-bedroom replacement housing be built? I have a Section 8 voucher that will be expiring in a couple of months. I am looking for housing in my area, Near North. Any suggestions where I can take my Section 8 voucher other than Service Connector? They only gave me a housing list for the West and Northwest sides of the city.	Your comment has been forwarded to the Relocation-Supportive Services and the Housing Choice Voucher (HCV) Departments. They will contact you with more information.
	When and how will we receive responses to our comments?	The CHA's responses to the public comments received during the public comment period will be included in the final FY2006 Annual Plan, which will be made public the first week in November.
Elizabeth Fujikawa	We'd like to request a copy of the Draft FY2006 Annual Plan.	The CHA mailed a copy of the Draft FY2006 Annual Plan.

Individual or Organization	Comment	CHA Action/Response
Francine Washington	I realized that at the time the Plan for Transformation sounded ok, but as time has gone by, I believe the Plan is not working. It is easier for a person to find a job for 20 - 25 hours a week than 30 hours a week. I think that the requirement should be 20 - 25 hours a week. You are making it hard for a low-income CHA residents to move into the new mixed-income housing.	Heads of household or co-heads of household who do not meet the 30-hour work requirement at mixed-income communities can be admitted to the site under the "working to meet" criteria, which allows the resident up to 12 months to become employed for 30 hours a week.
	I signed a statement that said that the last building at Stateway Gardens would not come down until there is on-site replacement housing. Our families are not going anywhere until there are units on site because families have already had to move multiple times. In addition, 127 units have not been delivered at Stateway Gardens.	The CHA schedules building closure after analyzing the following factors: quality of life of the residents living on or around the site, resident and neighborhood safety, costs to maintain the building, available funding, and the need to start or continue redevelopment.  One hundred twenty-seven (127) units will have been under construction by the end of FY2005, 27 of which will be delivered by year's end at Stateway Gardens.
	When the Plan for Transformation began, CHA executive staff would come out to the developments to meet with resident representatives regularly. We come to the public comment hearings to tell you how we feel but it seems that nothing changes. It's the responsibility of the CHA to look out for residents and do the right thing. You make decisions about us, for us, and it's not healthy. It sometimes feels like the Plan includes everybody but us.	The CHA appreciates your comment and will consider all public comments received during the public comment period.
Gloria Williams	I am disappointed that there are no plans for Ickes in the Draft FY2006 Annual Plan, other than it being used as a relocation resource. It has become a dumping ground for people who do not qualify for Section 8. I was told a work would begin in 2004. When is the working group going to get started?	The CHA intends to rehabilitate Harold Ickes Homes. The CHA will work and consult with resident representatives to ensure that the rehabilitation plans for these properties take into consideration both building conditions and fulfill future site needs. The data for projected unit completion described in each annual plan is based on the most complete and accurate information available at the time.
Mary Baldwin	We are moving out of Rockwell Gardens. We want to make sure that we are doing it at the right pace and that residents maintain their right of return. It may be time to slow down if the right types of housing are not brought back. We want to get it right and will continue to want to meet with the CHA to best accommodate our residents. We are working with the young residents to assist them in meeting the site criteria.	The CHA is committed to honor the right of return of residents who were lease compliant on 10/1/99 and remain lease compliant until the CHA is ready to offer the family a rehabilitated or redeveloped unit.
Natalie Scaffold	Is LeClaire Courts Extension part of the 25,000 count? If so, why is the CHA renting units that haven't been rehabbed? I want to know what to tell my residents about what is happening at LeClaire Courts Extension.	The units at LeClaire Courts Extension are a part of the 25,000 units the CHA committed to revitalize under the Plan for Transformation. Your comment has been forwarded to the Operations Department. They will contact you with more information.

Individual or Organization	Comment	CHA Action/Response
Robert Whitfield	Is the public comment hearing to discuss the Plan for Transformation or the Moving To Work Agreement (MTW)? Will there be a separate hearing for amending the MTW?	The public comment hearing held on September 22, 2005 was to hear the resident and the public's comments on the Draft FY2006 Annual Plan. The FY2006 Annual Plan is not an amendment to the MTW.
	The occupancy levels at LeClaire Courts Extension and Cabrini Rowhouses have decreased. If vacancies continue, these properties will have less than 100 residents.	The CHA needs vacant units at family properties for rehabilitation to occur. The CHA concentrates construction activity in vacant units as a way to minimize the need for off-site relocation, and, when possible, moves families directly to their newly rehabilitated unit after construction is complete. The safety and well-being of CHA residents is an important concern which is why the CHA allocates funds for the security and maintenance of properties with vacancies.
	I noted that the unit delivery for LeClaire Courts Extension and Cabrini Rowhouses has been shifted to 2007 through 2009. Is there a reason for that?	Although the CHA has had to adjust the projected unit delivery schedule as the Plan for Transformation progresses and unforeseen circumstances emerge, the CHA remains committed to the redevelopment and rehabilitation of 25,000 public housing units. The redevelopment and rehabilitation processes are a lengthy progression of interdependent steps with overlapping timelines, and a change or delay in one step affects the next steps.
	The Central Advisory Council will submit additional comments.	The CHA will consider all public comments received during the public comment period before finalizing the FY2006 Annual Plan.
Shahshak B. Levi	Why didn't someone say that this meeting was set for today?	The CHA advised residents about the public comment hearing for the Draft FY2006 Annual Plan in a flyer that was enclosed with their August rent statements, a flyer that was posted in the property management offices, and through advertisements in three local newspapers. The CHA also informed the Central Advisory Council (CAC) about the comment hearing.
	I am confused by the unit delivery numbers for Robert Taylor because they are inconsistent with the working group's numbers.	Your comment has been forwarded to the Office of Development Management. They will contact you with more information.
Stacy McLoughlin Taylor	I would like a copy of the CHA's Draft FY2006 Annual Plan.	The CHA mailed a copy of the Draft FY2006 Annual Plan.
Terry Rousseau	What is the plan for Lathrop Homes? When will plans be finalized and why is it taking so long? We have a number of vacancies that can be used to relocate other people.	<p>The CHA is committed to redevelop or rehabilitate 25,000 public housing units, which includes Lathrop Homes. The CHA is still in the planning process. Once the CHA has finalized the revitalization plans for Lathrop Homes, the CHA will incorporate unit delivery information into the annual plan unit completion schedule. Resident representatives will be involved in finalizing the revitalization plans.</p> <p>Units are kept vacant to reduce the number of families that will need to be moved once revitalization commences at Lathrop Homes.</p>

Individual or Organization	Comment	CHA Action/Response
Access Living	Access Living feels that the Unit Completion Schedule by Development Category, Unit Completion Schedule by Development Name, and the Public Housing Unit Construction Schedule for FY2005-2006 do not specify the number of accessible units by development. In order to ensure compliance with accessibility requirements, these tables should list the number of accessible units in each development by development category, name, and accessibility standard type.	The CHA remains committed to complying with the local, state, and federal accessibility requirements and continues to work with its contractors and HUD. The CHA is monitors compliance with its programs and services through its ADA/504 Department
Access Living	Furthermore, during an event regarding housing options, Carl Byrd, CHA Director of Development, stated that the CHA is committed to incorporating visitability features into 100% of units not covered by existing accessibility requirements. The plan makes no mention of this. We feel such statements are misleading the public. We feel that if CHA staff are willing to make public statements, there should be proof in the Plan for Transformation.	The CHA continues to follow local standards and HUD directives to incorporate the visitability concept in new construction to the maximum extent feasible.
Access Living	It is Access Living's understanding that the CHA may respond to our comments by stating that the Plan for Transformation is not required to provide information regarding accessibility features. We feel that if the CHA is attempting to meet and exceed accessibility requirements, this information should be incorporated into the Plan for Transformation. We feel that if monitoring for compliance does not occur through the annual plan, it seems unlikely that the CHA will honor its commitment to meet minimum accessibility requirements.	The CHA monitors compliance with its programs and services through its ADA/504 Department. The CHA continues to follow local standards and HUD directives to incorporate the visitability concept in new construction to the maximum extent feasible.
Access Living	Regarding the following statement, "Access Living, an advocacy group that promotes the independence and inclusion of people with disabilities in every aspect of life, has partnered with the CHA to provide support to help HCV Program participants as they search for units in the private market that are appropriate and accessible to persons with disabilities," we feel that this language is not specific to the modification program and can be taken to mean that Access Living partners with the CHA to assist people with housing location and placement. Similar language has appeared in CHA documents and we request that it be retracted publicly. In our opinion, it is important that our role in relation to the CHA be clearly stated. We feel that the Plan for Transformation as a whole has placed housing stability of low income people at serious risk, and we are concerned that statements of this kind are misleading.	The CHA will consider all public comments received during the public comment period before finalizing the FY2006 Annual Plan.

Individual or Organization	Comment	CHA Action/Response
Access Living	<p>The Draft FY2006 Annual Plan states that, "HUD approved the FY2005 Senior Designated Housing Plan (SDHP) of the CHA. In FY2006, the CHA will continue to implement its FY2005 SDHP. Only families with a head of household 62 years or older will be able to lease units in the CHA's 59 senior-only designated properties." We feel that this comment fails to acknowledge the CHA's failure to fully implement the designation plan that is only federally approved for two years. It is our opinion that this does not specify procedures to place the impacted group on the senior wait list. Our continuing opposition to senior designation has been validated by the lack of an effective process to assist the impacted group to utilize alternative housing options.</p>	<p>The FY 2005 Senior Designated Housing Plan sets out policy objectives for the designation of senior housing. The CHA is developing an implementation plan that will set out the procedures to be followed regarding informing and assisting applicants and residents of alternative housing resources.</p>
Cabrini-Green Local Advisory Council (Cabrini-Green LAC)	<p>The Cabrini-Green LAC objects to closure of the 412 W. Chicago, 911 N. Hudson and 862 N. Sedgwick buildings at Cabrini Extension South in 2006 and the 364 and 365 W. Oak buildings in 2007 as listed in the Draft FY2006 Annual Plan. We also object to the closure in 2007 of three buildings identified in Green Homes (1230 N. Burling, 660 W. Division, and 1230 N. Larrabee. The Cabrini-Green LAC objects to the closure of these occupied buildings because we believe it violates CHA's Moving To Work Agreement, federal regulations governing Section 202 conversions, and the Fair Housing Act.</p> <p>The Cabrini-Green LAC also objects to the demolition of four vacant buildings in Cabrini Extension South (929 N. Hudson, 939 N. Hudson, 911 N. Sedgwick, and 923 N. Sedgwick) in 2005 because we think demolition will cut off the heating lines to five occupied Cabrini Extension South buildings which, according to the draft Conversion Plan, will not be closed until 2006 and 2007.</p>	<p>The annual plan serves as notification to HUD as to what revitalization activity will be occurring in the coming fiscal year. Approval of funding requests for specific building closures or demolition is initially based on whether the CHA identified the buildings for such activity in its annual plan for that year. At minimum, if the CHA may potentially request funding for such activity in the coming year, it must list these buildings in the annual plan in order to receive the funding.</p> <p>The CHA will continue to meet with the Cabrini-Green LAC to discuss future resident relocation, building closure and demolition at the Cabrini Extension South site.</p>
Central Advisory Council (CAC)	<p>The CAC is requesting that CHA executive staff schedule meetings with the CAC Executive Committee to discuss critical issues before preparation of the draft annual plan. We believe that early inclusion of the CAC Executive Committee is becoming more important as the Plan for Transformation evolves and enters its final years.</p> <p>Financing, demolition, land availability, tenant selection criteria, and other sensitive issues should be discussed between CHA executive staff and the CAC's Executive Committee before staff prepares drafts for the remaining years of the Plan for Transformation.</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 Local Advisory Council (LAC) Presidents 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>

Individual or Organization	Comment	CHA Action/Response
Central Advisory Council (CAC)	The CAC remains concerned over some of the data presented in the Draft FY2006 Annual Plan, and the appearance that unit completion data has very little real meaning, and it is repeatedly and arbitrarily changed from year to year, without any explanation. For example, the data for Wentworth Gardens, Trumbull Park, and Lowden Homes is changed without explanation for the significant deviations.	Although the CHA has had to adjust the projected unit delivery schedule as the Plan for Transformation progresses and unforeseen circumstances emerge, the CHA remains committed to the redevelopment and rehabilitation of 25,000 public housing units. The redevelopment and rehabilitation processes are a lengthy progression of interdependent steps with overlapping timelines, and a change or delay in one step affects the next steps.
Central Advisory Council (CAC)	Although the data for Lowden Homes has changed, we noticed that it is one of the few family sites where measurable progress in unit completion is reflected. However, the data for unit completion at other family sites is disturbing, and does not provide any indication that meaningful activity will take place at these sites for some time.	The CHA remains committed to the redevelopment or rehabilitation of 25,000 public housing units. Unit delivery at the family sites has and will continue to progress as the CHA evaluates 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.
Central Advisory Council (CAC)	In last year's annual plan, the CHA stated that planning efforts for LeClaire Courts Extension would continue throughout FY2005. In the Draft FY2006 Annual Plan, the CHA states that planning will now continue throughout FY2006 and that there will not be unit delivery until FY2008. There is no mention of any activity at LeClaire Courts Extension for FY2007 nor an explanation for why activity is not scheduled. The CAC is concerned by this because of the age and condition of the units and the continuing reduction in occupancy.	The annual plan is a projection of activity to occur in the upcoming fiscal year, as well as projected unit completion through the end of the Plan for Transformation. Planning activity will continue at LeClaire Courts Extension, and after a revitalization plan has been finalized, construction will begin.
Central Advisory Council (CAC)	<p>Occupancy levels at LeClaire Courts Extension have been declining since the beginning of the Plan for Transformation. The CAC estimates that less than 75 families will be in occupancy in FY2008, which is the year the CHA projects it will complete the rehabilitation of the first units. We believe that this declining occupancy is not conducive to the safety and welfare of families still living on site, and could result in increased vandalism, crime, higher security and maintenance costs, and other negative outcomes associated with a large number of vacancies.</p> <p>We think that a similar problem could occur at the Cabrini Rowhouses. However, since the CHA is using the Cabrini Rowhouses as temporary housing for relocated families, we believe the problem is not as severe.</p>	The CHA needs vacant units at family properties for rehabilitation to occur. The CHA concentrates construction activity in vacant units in an effort to minimize the need for off-site relocation, and, when possible, moves families directly to their newly rehabilitated unit after construction is complete. The safety and well-being of CHA residents is an important concern, which is why the CHA allocates funds for the security and maintenance of properties with vacancies.

Individual or Organization	Comment	CHA Action/Response
Central Advisory Council (CAC)	The CAC is concerned that the Draft FY2006 Annual Plan has no reference to working group formation or activity for the rehabilitation of the Cabrini Rowhouses. The only language states that the CHA is in the planning stages. The CAC would like for the Draft FY2006 Annual Plan to state whether any Cabrini-Green residents are, or will be, a part of this planning phase.	The CHA intends to rehabilitate the Cabrini Rowhouses. The CHA will work and consult with resident representatives to ensure that the final rehabilitation plan for this property takes into consideration both building conditions and fulfills future site needs.
Central Advisory Council (CAC)	The Draft FY2006 Annual Plan indicates that Dearborn Homes and Harold Ickes Homes will be rehabilitated; however, the unit delivery chart has no data on completed units and has zero for the total number of units to be completed by the end of the Plan for Transformation. The CAC is concerned that there is no mention anywhere in the Draft FY2006 Annual Plan of the formation of working groups nor any reference to any working group activity projected to occur at either site. The only language refers to assessment and planning activities for rehabilitation in FY2006. Also, we are concerned that there is no indication in the Draft FY2006 Annual Plan that the CHA will commence any rehabilitation at these two sites until after it completes the assessment and planning process. Does the CHA anticipate or project the construction of any units at these sites before the end of the Plan for Transformation? Will the CHA convene working groups and/or include the residents at these sites in the assessment and planning process?	The CHA intends to rehabilitate Dearborn Homes and Harold Ickes Homes. The CHA will work and consult with resident representatives to ensure that the rehabilitation plans for these properties take into consideration both building conditions and fulfill future site needs.
Central Advisory Council (CAC)	There has been a significant decline in occupancy at Dearborn Homes and Harold Ickes Homes even though the CHA has used them as temporary relocation resources for families from other sites. The CAC would like for the CHA to address the issue of declining occupancy in the Draft FY2006 Annual Plan such as referring to an occupancy and/or vacancy initiative being considered or in the planning stages for these sites.	The CHA needs vacant units at family properties for relocation to occur. The CHA will continue to use units at Dearborn Homes and Harold Ickes Homes as temporary relocation resources for public housing families from other sites. As units are completed, the CHA will lease them in accordance with the Relocation Rights Contract and the ACOP.
Central Advisory Council (CAC)	The CAC believes that the data on projected unit completion in the Draft FY2006 Annual Plan is not realistic, given the following: 1) CHA's continued significant and unexplained revisions of projected unit completion data in prior annual plans; 2) the modest number of actual completed units in family developments; and 3) the large and growing number of project unit completion that have been shifted from earlier years of the Plan for Transformation to FY2007 - FY2009.	Although the CHA has had to adjust the projected unit delivery schedule as the Plan for Transformation progresses and unforeseen circumstances emerge, the CHA remains committed to the redevelopment or rehabilitation of 25,000 public housing units.  The CHA projects its unit delivery schedule after evaluating fiscal constraints, adequate time for resident relocation and building closure, site and community planning, extensive infrastructure improvements, site preparation, contract execution and procurement complexities, environmental remediation, and construction. The data for projected unit completion described in each annual plan is based on the most complete and accurate information available at the time. The redevelopment and rehabilitation processes are a lengthy progression of interdependent steps with overlapping timelines, and a change or delay in one step affects the next steps.

Individual or Organization	Comment	CHA Action/Response
Central Advisory Council (CAC)	The CAC is concerned that any work at Lathrop Homes will have to be completed in the final years of the ten-year Plan for Transformation since the CHA is still deciding whether it will or will not rehabilitate or redevelop the site.	The CHA is committed to redevelop or rehabilitate 25,000 public housing units, which includes Lathrop Homes. Once the CHA has finalized the revitalization plans for Lathrop Homes, the CHA will incorporate unit delivery information into the annual plan unit completion schedule.
Central Advisory Council (CAC)	Our growing concern is that the projected number of completed units in the annual plans is proving to be meaningless, and not based on actual facts or financial information. This matter is becoming more crucial as CHA nears the last phases of its ten-year Plan for Transformation, and continues to defer substantial unit completion activity for the last years.	<p>Although the CHA has had to adjust the projected unit delivery schedule as the Plan for Transformation progresses and unforeseen circumstances emerge, the CHA remains committed to the redevelopment or rehabilitation of 25,000 public housing units.</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 are a lengthy progression of interdependent steps with overlapping timelines, and a change or delay in one step affects the next steps.</p>
Central Advisory Council (CAC)	<p>The CAC strongly 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 believes that the matter of changing or lack of projected unit delivery numbers will increase the uncertainty among residents who will not have adequate information to determine if they should wait for rehabilitation at these sites, or take a Housing Choice Voucher or housing offers at other sites, rather than risk being left without housing choices if rehabilitation and/or redevelopment does not take place as promised in the Draft FY2006 Annual Plan.</p>	<p>The CHA is committed to providing information to residents in many ways so that they can make informed choices about which communities and units are available. In FY2006, 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> <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. 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.</p>
Central Advisory Council (CAC)	The CAC is again requesting that the CHA provide a report to the CAC Executive Committee and the CHA/CAC Independent Monitor on certain aspects of the ten-year Plan for Transformation regarding the relocation of 10/1/99 and post 10/1/99 families. We ask that the CHA report on the information at the next CAC Board meeting and at every monthly CAC Board meeting thereafter.	The CHA will review your request for data.

Individual or Organization	Comment	CHA Action/Response
Central Advisory Council (CAC)	The CAC requests that the CHA consider meeting with the CAC Executive Committee in the near future to discuss the CAC's issues and concerns and that the CHA form a permanent CHA/CAC joint committee to meet on a regular basis to address ongoing issues related to the Plan for Transformation and subsequent draft annual plans.	<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>
Coalition to Protect Public Housing	The Coalition to Protect Public Housing believes that data regarding people who have moved permanently or temporarily, waiting to return to a new CHA unit should be made public, as well as available to all public housing residents. In addition, we think that the CHA should establish a system of measurable outcomes to determine the success or failure of the relocation process.	The CHA will review your request for data. In accordance with the Relocation Rights Contract, the CHA will continue to utilize a Relocation Independent Monitor to review the relocation process and provide recommendations and reports to the CHA and the Central Advisory Council.
Coalition to Protect Public Housing	The CHA says that they are dedicated to moving families from public housing into opportunity areas that are integrated and offer educational and employment opportunities. We do not believe this is happening since more public housing families have moved into the low-income African-American Englewood neighborhood than into all of the Chicago suburbs combined. We are concerned that few residents are able to find housing in close proximity to the public housing developments they left, especially those neighborhoods that are being redeveloped.	<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 Three: Transitioning Families to New Communities.</p> <p>The CHA remains committed to deconcentrating poverty. The CHA conducts landlord outreach to increase the number of units available with a particular focus on low-poverty neighborhoods, as well as provides counselors, workshops, and free legal services to help participants who express an interest in moving to Opportunity Areas.</p>
Coalition to Protect Public Housing	Reports have been published about public housing residents being rushed into horrible living conditions in the private market and having to move multiple times as a result of failed inspections and lead poisoning violations. We believe these multiple moves are detrimental. We are concerned that private landlords continue to collect rent payments from the government and these families despite these violations. We request that the CHA state how it will assess the success or failure of the Section 8 Housing Choice Voucher program.	<p>The Housing Choice Voucher Program (HCV) provides low-income families expanded housing options in the private market. Once a family locates a unit that meets their needs, HCV Program Inspectors conduct a pre-contract Housing Quality Standards (HQS) inspection to ensure that the family will live in safe, quality housing. Annual inspections are also conducted to ensure continued compliance with HQS. The CHA has a process to address unit deficiencies. Landlord failure to correct the deficiency results in the CHA immediately stopping payment of the rental subsidy for the unit. If the deficiency continues, the landlord's contract is terminated.</p> <p>Your comment has been forwarded to the Housing Choice Voucher Department. They will contact you with more information.</p>

Individual or Organization	Comment	CHA Action/Response
Coalition to Protect Public Housing	It is the opinion of the Coalition to Protect Public Housing that the CHA should publish a plan outlining how they will address the problems of the Section 8 Housing Choice Voucher program and monitor landlord compliance.	HUD and the CHA established metrics through which the performance of the CHA will be measured throughout the Plan for Transformation. The Draft FY2006 Annual Plan contains the performance benchmarks the CHA uses to monitor the Housing Choice Voucher Program in Chapter Two: Connecting Families to Expand Housing Options. These metrics are also published in the CHA's annual reports.
Coalition to Protect Public Housing	We think that the CHA should monitor and provide data on relocated public housing residents who have lost their vouchers and a breakdown of what the reasons were. This information should include how many times families have moved and if they are moving to opportunity areas.	The CHA will review your request for data.
Coalition to Protect Public Housing	We believe that the 14,320 completed units stated in the Draft FY2006 Annual Plan is a misleading number because 9,811 are rehabilitated senior housing units. This is great since seniors need good, quality, affordable housing, but why are only 7,080 units occupied?	The Plan for Transformation includes the revitalization of senior units and family units. Additionally, the CHA has increased its marketing efforts to lease up the rehabilitated senior units now that 98% of the units are complete.
Coalition to Protect Public Housing	While there are 1,937 completed units for families, only 1,594 are new construction (343 are rehabbed units). Of these new units, most were built because of a consent decree before the Plan for Transformation and not because of it. This includes 206 units at Cabrini-Green and 640 units at Henry Horner Homes. In reality, then, the CHA has delivered only 748 new units for families through 2004 under the Plan for Transformation.	Since FY2001, the CHA and HUD have agreed to count these units as delivered under the Plan for Transformation.
Coalition to Protect Public Housing	We are concerned that most of the new family units are two bedrooms or less, which means many families with more than two children will not be able to get a new replacement unit.	The CHA will provide units with adequate bedroom sizes to accommodate its families in the redeveloped and rehabilitated properties. The developer and the CHA determine bedroom-size needs based on the Housing Choice Survey results. The CHA is aware of the bedroom size needs of its residents and will continue to obtain the appropriate size and number of units to house those families who were lease compliant on 10/1/99 as development plans for the remaining phases are created.

Individual or Organization	Comment	CHA Action/Response
Coalition to Protect Public Housing	<p>The Coalition to Protect Public Housing sees no mention or data for:</p> <ul style="list-style-type: none"> <li>- Occupancy rates of any of the new developments, including market rate, affordable, rehabbed family units and new public housing units;</li> <li>- Percentage of relocated families that have moved back into the new or rehabbed developments, how many have moved back, and the demographics of these families;</li> <li>- Turnover rate in the new developments, especially the new public housing units; nor</li> <li>- What is being done to provide housing for the over 50,000 people on the public housing waiting list.</li> </ul>	<p>The annual plan is a projection of activity that will occur in the upcoming fiscal year, as well as projected unit completion through the end of the Plan for Transformation. Please see the CHA annual reports for an account of progress made, milestones, accomplishments, and other data the CHA is required to report out on an annual basis.</p>
Coalition to Protect Public Housing	<p>It is our opinion that the CHA should state how people's lives have changed by the Plan for Transformation, for example, how kids are doing in school, how many parents have connected to employment via the service connector program, the kind of jobs they are getting and how much are they earning, what is being done to help people get into better paying jobs, etc.</p>	<p>The CHA will consider all public comments received during the public comment period before finalizing the FY2006 Annual Plan. For information about residents who are working to become self-sufficient and actively involved in their communities, please see our award-winning cable television show "CHA: A Better Place," as well as newsletters published by the Relocation-Supportive Services Department and the HCV Program.</p>
Coalition to Protect Public Housing	<p>Previous yearly plans have given employment figures for residents but we noticed that these figures are not in the FY2006 Annual Plan. The CHA should address the fact that the majority of CHA residents work (or are physically unable to work) and disregard the belief that people in public housing do not work and do not want to.</p>	<p>The annual plan is a projection of activity that will occur in the upcoming fiscal year, as well as projected unit completion through the end of the Plan for Transformation. Please see the CHA annual reports for an account of progress made, milestones, accomplishments, and other data the CHA is required to report out on an annual basis.</p>
Coalition to Protect Public Housing	<p>The Plan for Transformation requires that HUD and the CHA prepare an annual market study to determine if the private market in the Chicago region is prepared to accept thousands of families relocated by the CHA. No studies have been published in recent years, although we know that HUD has a draft market study from 2004. We ask that this most recent market study be released so that the CHA can have current data to use while relocating families.</p>	<p>Your comment has been forwarded to the Management Analysis and Planning Department. They will contact you with more information.</p>
Coalition to Protect Public Housing	<p>Recent Census information reveals that 20% of Chicagoans live below the poverty line. We do not think that in this economic situation the CHA should keep the waiting list closed or reduce the overall number of low-income family units.</p>	<p>The CHA will redevelop or rehabilitate 25,000 public housing units through its Plan for Transformation. Currently, the CHA is honoring the commitments made to families in occupancy on 10/1/99 under the Relocation Rights Contract and is currently housing residents that have a right to return to a new or rehabilitated unit.</p>

Individual or Organization	Comment	CHA Action/Response
Coalition to Protect Public Housing	We believe that the CHA has a responsibility to provide data on how it is managing that money. The Draft FY2006 Annual Plan lays out a very detailed overview of the distribution overtime of resources by source that it will use, which is impressive.	The CHA will consider all public comments received during the public comment period before finalizing the FY2006 Annual Plan.
Coalition to Protect Public Housing	We would like to know how much funding is coming from sources that normally would be used by non-profit community groups to develop affordable housing in Chicago? We believe that a lot of money should be going to help other communities instead of getting used up by the CHA which is not really adding new units of affordable housing, but just replacing ones that have been lost.	The CHA will review your request for data.
Coalition to Protect Public Housing	Do the HOPE VI grants listed for 2006-09 reflect "real" dollars with firm commitment from HUD or are these future grants that unless Congress restores the program, do not actually exist at this time?	The HOPE VI grants listed for FY2006-FY2009 are firm commitments from HUD.
Coalition to Protect Public Housing	How does the recent allegation that nearly \$250,000 was donated to the 17th Ward by entities that also received contracts from the CHA affect money management? The 17th Ward was Terry Peterson's ward when he was on City Council.	The CHA does not ever award contracts to vendors based on their political contributions. CHA CEO Terry Peterson is not involved with reviewing or recommending contractors to the CHA.
Coalition to Protect Public Housing	The Coalition to Protect Public Housing would like the CHA to publish how it holds management accountable and how it will be measured.	HUD and the CHA established metrics through which the performance of the CHA will be measured throughout the Plan for Transformation. The Draft FY2006 Annual Plan contains the performance benchmarks the CHA uses to monitor property management companies in Chapter Five: Sustaining Viable Communities. These metrics are also published in the CHA's annual reports.
Wardell Yotaghan Resident Management Corporation (WYRMC)	<p>The HOPE VI grant for the Rockwell Gardens site mentions the role of the WYRMC in management of the public housing units to be created in the future mixed-income community. We request that the CHA negotiate in good faith with the WYRMC and the developer the scope and schedule of resident management duties.</p> <p>We also request that the detailed plans and time frames for the assumption of resident management and related duties for our organization in the mixed-income community be specifically included in the current and subsequent annual plans, as well as the Master Development Agreement, as agreed in the HOPE VI award for the site demolition at Rockwell Gardens.</p>	<p>Each mixed-income community developer is selected using the competitive procurement process of the CHA. Requests for Proposals for developers are distributed nationally, and each developer is selected by the CHA and the working group of the respective development. The developer chooses the property management company for the mixed-income community.</p> <p>The CHA will consider all public comments received during the public comment period before finalizing the FY2006 Annual Plan. Your comment has been forwarded to the Office of Development Management. They will contact you with more information.</p>

# APPENDIX 15: CERTIFICATIONS

## CHANGE. CHICAGO HOUSING AUTHORITY

September 20, 2005

### ITEM NO. B1

#### **APPROVAL OF THE FY2006 MOVING TO WORK ANNUAL PLAN – PLAN FOR TRANSFORMATION YEAR 7**

To the Honorable Board of Commissioners

#### RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached FY2006 Moving to Work Annual Plan– Plan for Transformation Year 7 (FY2006 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 United States Department of Housing and Urban Development (HUD) approved the Chicago Housing Authority's (CHA) Moving to Work Demonstration Agreement (MTW Agreement) and the Plan for Transformation. The MTW Agreement and its amendments provide the CHA the opportunity to implement innovative strategies for revitalizing housing and assisting residents in taking steps towards economic and social self-sufficiency. These strategies are outlined in the ten-year Plan for Transformation. In accordance with the MTW Agreement, the CHA submits an annual MTW plan (Annual Plan) to HUD no less than 60 days prior to the beginning of the CHA's fiscal year. Each Annual Plan provides an update on the progress of the CHA in implementing the Plan for Transformation and serves as a comprehensive framework of the CHA's goals and activities for the upcoming year. The attached document serves as the CHA FY2006 Annual Plan for the seventh year of the plan for Transformation.

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 moving toward economic and social self-sufficiency. The FY2006 Annual Plan outlines the steps that the CHA will take during FY2006 to achieve its goals and commitments.

To ensure community and resident input on the FY2006 Annual Plan, the CHA held a public comment period from September 8, 2005 to October 7, 2005. A public hearing was held on September 22, 2005 at the University Center (Lake Room) located at 525 South State Street in Chicago, Illinois. The CHA has reviewed and responded to public comments, which will be included in the FY2006 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 FY2006 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 along with the FY2006 Annual Plan on October 31, 2005.

### RESOLUTION NO. 2005-CHA-148

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 16, 2005 requesting approval of the FY2006 Moving to Work Annual Plan – Plan for Transformation Year 7 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 approves the attached FY2006 Moving to Work Annual Plan – Plan for Transformation Year 7, authorizes the Board of Commissioners Chairperson to sign the PHA Certification of Compliance with MTW Plan Requirements and related regulations, and authorizes the Chief Executive Officer or his designee to make such corrections as he may deem necessary and to submit these documents to the United States Department of Housing and Urban Development.



**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**

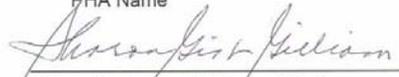
Acting on behalf of the Board of Commissioners of the Chicago Housing Authority (CHA), as its Chairperson, I approve the submission of the MTW Plan for the CHA fiscal year beginning 2006, (hereinafter referred to as the "Plan" (of which this document is a part)) and make the following certifications 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, MTW Agreement and Amendments, and letters of 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

  
Signed/Dated by CHA Board Chair

**Certification of Payments  
to Influence Federal Transactions**

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

Applicant Name

Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing/Housing Choice Voucher Programs

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

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

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

*NO exception*

(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)

*10/25/05*

Previous edition is obsolete

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

**Certification for a Drug-Free Workplace**

U.S. Department of Housing and Urban Development

Applicant Name  
Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding  
Public Housing/Housing Choice Voucher Programs

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, 3602)

Name of Authorized Official A. Tish Melcer	Title Director of Human Resources
Signature 	Date July 22 2005

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

**3.12 Violence in the Workplace**

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

**3.13 Drug and Alcohol Policy**

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

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

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

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

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

**3.14 Drug Related Convictions**

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

**3.15 Fleet Policy**

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

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

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

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Sites that house CHA employees:

1. 600 West Jackson Boulevard
2. 626 West Jackson Boulevard
3. 4700 South State Street
4. 4859 South Wabash Avenue
5. 500 East 37<sup>th</sup> Street
6. 35 South Paulina Street
7. 200 West Adams Street
8. 2325 South Federal Street
9. 591 East 37<sup>th</sup>

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

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

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

  
\_\_\_\_\_  
Signed / Dated by Appropriate State or Local Official

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

# APPENDIX 16: SUBMISSIONS REQUIRED FOR THE RECEIPT OF FUNDS

## CHICAGO HOUSING AUTHORITY FY2006 MTW OPERATING SUBSIDY SCHEDULE

			<u>2006</u>
FY2005 MTW AEL			519.42
multiply by simplified delta ( 1/2 percent )			<u>1.005</u>
<b>Subtotal</b>			522.01
multiply by local Inflation Factor ( 1.024 )			<u>1.024</u>
<b>2006 MTW AEL</b>			<b>534.54</b>
	<u>Units</u>	<u>UMA</u>	
<b>Total Authority Units</b>	28,090	337,080	
New Mixed Income Units*	153	1,836	
<b>Sub-Total</b>	28,243		338,916
<b><u>Adjustments for demolition:</u></b>			
Less: demolitions (750 units * 3)	<u>750</u>	<u>(2,250)</u>	
<b>Total reduction in units (UMAs)</b>	750		<u>(2,250)</u>
Projected FY2006 Unit Months Available			<u>336,666</u>
multiply by units months times the FY2006 AEL			179,962,414
Add: Phase III Energy Service Agreement			<u>1,561,037</u>
<b>FY2006 Operating Subsidy Projection</b>			<b>\$181,523,451</b>

\*This amount is 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 IL06R00250205 FFY of Grant Approval: (2005)

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	17,913,016
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>17,913,016</b>
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**PHA Plan  
Table Library**

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

**Annual Statement**

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

Capital Fund Grant Number IL06P00250105 FFY of Grant Approval: (2005)

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	85,894,612
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>85,894,612</b>
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**PHA Plan  
Table Library**

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

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

Capital Fund Grant Number IL06R00250105 FFY of Grant Approval: (2005)

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	17,617,297
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>17,617,297</b>
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**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			b) Budget Submission to HUD required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Chicago Housing Authority 626 W. Jackson Blvd. Chicago, IL 60661			c) Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.		
d) No. of HA Units	e) Unit Months Available (UMAs)	f) Subject FYE	g) ACC Number	h) Operating Fund Project Number	i) DUNS Number
28,243	338,916	12/31/2006	C-1014	1   L   0   0   2   0   0   1   9   9   D	

Section 2			
Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)
<b>Part A. Allowable Expenses and Additions</b>			
01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	519.42	
02	Part A, Line 01 multiplied by .005	2.59	
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	522.01	
07	Inflation factor	1.024	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	534.54	
09	Transition Funding		
10	Increase to AEL		
11	Allowable utilities expense level from form HUD-52722-A		
12	Actual PUM cost of Independent Audit (IA) (Through FYE )		
13	Costs attributable to deprogrammed units		
14	<b>Total Allowable Expenses and Additions (Sum of Part A, Lines 08 thru 13)</b>	534.54	
<b>Part B. Dwelling Rental Income</b>			
01	Total rent roll (as of / / )	\$	
02	Number of occupied units as of rent roll date		
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 + Line 02)		
04	Average monthly dwelling rental charge per unit for prior budget year		
05	Average monthly dwelling rental charge per unit for budget year 2 years ago		
06	Three-year average monthly dwelling rental charge per unit ((Part B, Line 03+Line 04+Line 05)÷ 3)		
07	50/50 Income split ((Part B, Line 03 + Line 06) ÷ 2)		
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)		
09	Rental income adjustment factor	1.	1.
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)		
11	Projected occupancy percentage from form HUD-52728	%	%
12	<b>Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)</b>		
<b>Part C. Non-dwelling Income</b>			
01	Other income		
02	<b>Total operating receipts (Part B, Line 12 plus Part C, Line 01)</b>		
03	<b>PUM deficit or (Income) (Part A, Line 14 minus Part C, Line 02)</b>	534.54	
		Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)
04	Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)	179,962.414	

Previous edition is obsolete for PHA Fiscal Years beginning 1/1/2004 and thereafter

Page 1

form HUD-52723 (1/2001)

		Project Number:	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Line No.	Description			
<b>Part D. Add-ons for changes in Federal law or regulation and other eligibility</b>				
01	FICA contributions			
02	Unemployment compensation			
03	Family Self Sufficiency Program			
04	Energy Add-On for loan amortization		1,561,037	
05	Unit reconfiguration			
06	Non-dwelling units approved for subsidy			
07	Long-term vacant units			
08	Phase Down for Demolitions			
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)			
10	Employee Units			
11	Police Units			
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)			
13	Funding for Resident Participation (Part D, Line 12 x \$25)			
14	Other approved funding, not listed (Specify in Section 3)			
15	<b>Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)</b>		1,561,037	
<b>Part E. Calculation of Operating Subsidy Eligibility Before Adjustments</b>				
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)		181,523,451	
02	Actual cost of Independent Audit (IA)			
03	<b>Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))</b>		181,523,451	
<b>Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)</b>				
01	Utility Adjustment for Prior years			
02	Additional subject fiscal year operating subsidy eligibility (specify)			
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year			
04	HUD discretionary adjustments			
05	Other (specify)			
06	Other (specify)			
07	Unfunded portion due to proration		( )	( )
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)			
09	<b>Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)</b>		181,523,451	
<b>HUD Use Only (Note: Do not revise after the end of the subject FY)</b>				
10	Amount of operating subsidy approvable for subject fiscal year not funded			( )
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year			
12	<b>Funds obligated in subject fiscal year (sum of Part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52584, for the subject fiscal year) Appropriation symbol(s):</b>			
<b>Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules</b>				
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)			
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)		( )	( )
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)			
04	<b>Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)</b>			

Previous edition is obsolete for PHA Fiscal Years beginning 1/1/2004 and thereafter

Page 2

form HUD-52723 (1/2001)

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

Remarks (provide part and line numbers)

This is only a draft Calculation of Operating Subsidy. As of October 26, 2005, HUD has not released the HUD notice indicating the submission deadline for this form, nor has HUD released the inflation factor for FY2006 which is normally included as part of the HUD notice. Therefore, the CHA is currently not able to finalize or sign this HUD Form 52723 (Operating Fund Calculation of Operating Subsidy). The calculation above is only an estimate. Once the HUD notice is published and the inflation factor is released, the CHA will finalize the calculation, submit to the CHA Board of Commissioners for approval, and then submit this form to HUD along with other documents as required by the HUD notice.

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: See note in Section 3	Signature of Authorized Field Office Representative & Date:
X	X

## COLLABORATIONS

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

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



# CHICAGO HOUSING AUTHORITY

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## FY2006 MOVING TO WORK ANNUAL PLAN

PLAN FOR TRANSFORMATION YEAR 7

**CHANGE.**  
CHICAGO HOUSING AUTHORITY