

# FY2010 Moving to Work Annual Plan

Plan for Transformation Year 11  
October 22, 2009

**CHANGE.**  
CHICAGO HOUSING AUTHORITY



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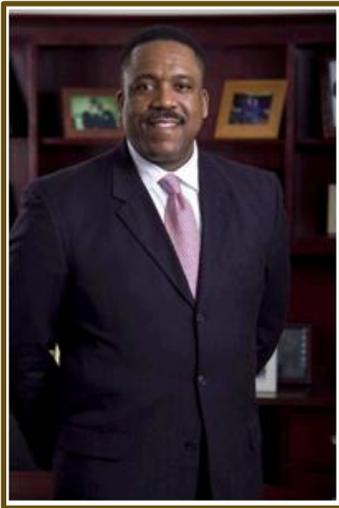
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## **Message from the President/Chief Executive Officer**

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It is with great pleasure I present the FY2010 Moving To Work (MTW) Annual Plan. For the Chicago Housing Authority (CHA), the previous fiscal year was monumental and reflective. In FY2009, CHA reached the 10-year milestone of the Plan for Transformation (the Plan), received a boost in funding through the American Recovery and Reinvestment Act, and witnessed positive results in the first year implementation of new policies outlined in the Amended and Restated MTW Agreement. These are only a few activities that established the momentum we seek to build upon in Year 11 of the Plan.

CHA has streamlined its planning and reporting processes in the FY2010 MTW Annual Plan to adhere to new guidelines and directly highlight activities that increase housing choices for low-income families, encourage families on their path to self-sufficiency and enhance cost effectiveness in federal expenditures.

In FY2010, CHA will institute an array of initiatives to improve housing options for low-income Chicagoans. By the end of the fiscal year, CHA will bring 890 units of public housing online in mixed-income, traditional, scattered site and senior designated housing properties – bringing the total number of units in its housing portfolio to more than 18,700 units, or 75 percent of the 25,000 unit goal contemplated under the Plan for Transformation. Using a new tactic this year, CHA will embark on a Property Investment Initiative, through which CHA will purchase and renovate foreclosed properties for use by public housing leaseholders to fulfill its commitment under the Plan. Through the use of project-based vouchers, CHA will be able to lease units to Housing Choice Voucher (HCV) program participants in areas of lower concentrations of poverty throughout the city. Additionally, for the first time in nine years, CHA will accept new applications to its wait list for traditional and mixed-income family public housing.

To incentivize paths to self-sufficiency, CHA continues to promote and expand the Family Self-Sufficiency Program in the Housing Choice Voucher Program and select public housing properties. In FY2010, CHA will increase the work requirement in traditional public housing properties from 15 to 20 hours. This promises to be a smooth transition for residents, as evidenced by the overall compliance with the work requirement in its first year of implementation.

With the planning of Lathrop Homes (O22000) in FY2010, the Authority will expand its current efforts in energy-efficient and environmentally sustainable initiatives in redevelopment efforts. This will improve cost-effectiveness for the Authority by reducing energy consumption at large public housing properties.

## ***Message from the President/Chief Executive Officer***

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None of these undertakings would be conceivable without the stewardship of the Honorable Richard M. Daley, program and infrastructure support from various sister city agencies, and invested contributions from civic, not-for-profit and philanthropic partners. We express gratitude for the Mayor's foresight and collaboration in the Plan for Transformation as we continue to redefine public housing for families and neighborhoods across Chicago.

Sincerely,



Lewis A. Jordan, President/Chief Executive Officer  
Chicago Housing Authority

## Message from the Chairperson of the Board Of Commissioners

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The Chicago Housing Authority is proud to submit its FY2010 Moving To Work (MTW) Annual Plan – a document that charts the Authority’s course in the coming fiscal year. As we embark on the 11<sup>th</sup> year of this undertaking, the Plan for Transformation (the Plan) continues to evolve.

This year’s Annual Plan outlines several new initiatives to address the three main MTW Statutory Objectives in the U.S. Department of Housing and Urban Development’s MTW Demonstration Program – provision of housing for low income families, self-sufficiency for leaseholders and cost effectiveness measures. Among these initiatives are a counseling program for public housing residents to become homeowners, landlord reward program for exemplary Housing Choice Voucher property owners, and streamlined inspection and verification processes.

As always, CHA recognizes the importance of partnerships in meeting our goals. Our partners recognize the magnitude and implications the Plan has not only for the landscape of Chicago, but also for the national model of public housing. I am proud to be part of this movement and am confident the Authority will continue to meet objectives and expectations in the upcoming fiscal year. These partnerships include businesses and for-profit enterprises that contribute resources to mixed-income/mixed-finance communities, providing goods and services to new neighbors and neighborhoods. They include social service support and direction from public, not-for-profit and philanthropic organizations, ensuring residents have pathways to self-sufficiency. They include streets and infrastructure restoration from sister city agencies, structurally reintegrating formerly isolated communities into the fabric of this great city.

Of course, I would be remiss to not mention CHA’s most steadfast partner, the Honorable Richard M. Daley, who conceived the Plan in 1999 and has been a fervent and unwavering supporter of the Plan ever since. His commitment and visionary leadership continue to be invaluable.

Sincerely,

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

Martin Nesbitt, Chairman

Chicago Housing Authority Board of Commissioner





# Section I Introduction



**SECTION I: INTRODUCTION**

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## SECTION I: INTRODUCTION

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At the end of FY2009, CHA will have completed the tenth year of the Plan for Transformation (the Plan). While taking the time to acknowledge and reflect upon this milestone during the year, CHA will continue to move forward in FY2010 toward the ambitious goal of revitalizing and reintegrating public housing in Chicago for the betterment of leaseholders and the city alike. CHA's progress through the Plan has been made possible by its participation in the U.S. Department of Housing and Urban Development (HUD) Moving To Work (MTW) Demonstration Program.

The Plan was first authorized when CHA and HUD signed the original MTW Agreement on February 6, 2000. HUD executed the Amended and Restated MTW Agreement on June 26, 2008, extending CHA's participation in the MTW Demonstration Program until FY2018. The Amended and Restated MTW Agreement instituted new reporting requirements, and CHA is required to submit an MTW Annual Plan to HUD 75 days prior to the start of CHA's fiscal year. For the FY2010 MTW Annual Plan, CHA is streamlining the format and content, in accordance with new guidelines, to focus on required reporting for the MTW Demonstration Program. In early 2010, CHA will release a new report detailing CHA's work and its direct impact on the lives of CHA residents. This report will also provide updates on CHA related initiatives that do not require HUD approval as Moving To Work activities.

CHA's FY2010 Annual Plan describes ongoing and proposed activities for FY2010 that either require or allow utilization of authorizations granted to CHA through the Amended and Restated MTW Agreement. CHA's ongoing and proposed activities must assist CHA in achieving at least one of the three MTW Statutory Objectives:

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

## SECTION I: INTRODUCTION

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### OVERVIEW OF CHA'S MTW GOALS AND OBJECTIVES FOR THE YEAR

#### General Housing Authority Operating Information

- Approximately 75% completion of 25,000 Unit Delivery goal by end of 2010 (18,703 units).
- CHA intends to re-open its public housing Community-Wide Wait List, which has been closed since FY2001. Also, in order to manage the wait list process more efficiently, CHA will provide applicants with the opportunity to choose a geographic preference.
- Asset Management Project (AMP) numbers are numbers that are reported to HUD's PIC. AMP numbers have been added to the report per HUD's specifications.
- Harold Ickes Homes will be demolished to allow for future redevelopment activity. Planning for redevelopment will commence in FY2010.
- LeClaire Courts and LeClaire Courts Extension will be demolished and redeveloped into a new mixed-income/mixed-finance community.
- Project-based vouchers (PBVs) are vouchers assigned within a development and remain with a unit when a tenant relocates. For FY2010, CHA anticipates that 1,313 HCV units comprised of new and existing units will be project-based. Additionally, CHA plans to release a Request for Proposals (RFP) during the year for 350 additional PBVs to be assigned.
- In FY2010, CHA seeks to update the Senior-Designated Housing Plan (SDHP) and lower the age range for occupancy from 62 to no lower than 55 at senior developments that have demonstrated substantial vacancy rates.

#### Non-MTW Related Housing Authority Information

- CHA intends to apply for a Hope VI Revitalization Grant by the end of FY2009 for the completion of the third on-site phase of the Madden Park Homes/Ida B. Wells Homes and Extension/Clarence Darrow Homes redevelopment project.
- Additionally, if HUD releases a HOPE VI Grant SuperNOFA for FY2010, CHA anticipates applying for that grant, too.

#### Long-Term MTW Plans

- The Property Investment Initiative (PII) seeks to allow CHA to acquire or to rehab approximately 45 foreclosed and for-sale family homes containing three or more bedrooms for public housing families, specifically families needing larger units.
- In the coming years, CHA plans to reform its rent structures. In FY2010, CHA will conduct a study of the impacted population, analyze the current HCV Administrative Plan and propose revised rent provisions, consult with residents and the public-at-large on the proposed changes, seek approval from the Board and submit the documentation for HUD for authorization.
- Within the next two years, CHA anticipates introducing a work requirement to HCV Program participants in a pilot format and eventually envisions a broad application of the work requirement within the entire HCV Program.

## SECTION I: INTRODUCTION

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### Examples of Newly Proposed MTW Activities

- CHA seeks to create a Public Housing Home Ownership Program where households would be able to purchase homes available across either CHA's scattered-site or family housing portfolios.
- CHA will establish FY2010 reasonable cost limitations for its redevelopment activities that will replace HUD's current Total Development Cost (TDC) limits by converting CHA's historical total development costs and market conditions into a table of limitations by unit bedroom size and building structure type.
- Based on FY2009 leasing activity, CHA will consider whether to make additional project-based voucher units available in order to secure priority unit types, including supportive housing for families, units for large families and units in areas of lower minority/poverty concentrations.
- CHA proposes to study and to compare the results of inspections conducted for other federal housing assistance programs or under non-federal programs with standards that equal or exceed the protections of the voucher program Housing Quality Standards (HQS).
- CHA proposes to develop an Owner Excellence Program to promote improved quality of properties and explore incentives to owners who consistently exceed HQS.
- CHA seeks to streamline the HCV Income Verification process by allowing the HCV participant to hand carry or otherwise provide third-party income verification forms as opposed to being manually verified. CHA also seeks to allow the income verifications to remain valid for 120 days as opposed to the regulatory 90-day time limit.
- CHA proposes to self-certify exception rents that will increase the housing opportunities of CHA's HCV Program participants in lower poverty, opportunity areas in Chicago.

### Examples of Ongoing MTW Activities

- CHA continues to implement CHA's Work Requirement as a condition of occupancy across its public housing stock and seeks to increase CHA's Work Requirement to 20 hours per week after the first year of implementation.
- CHA continues to operate an Office of the Ombudsman which serves as a liaison between residents and CHA mixed-income communities. The Office hosts at least three regional meetings per year and houses an Ombudsman on staff to receive and address concerns arising from mixed-income community residents.
- CHA continues to pursue commercial business ventures with developers. In FY2010, CHA plans to conduct a real estate transaction closing for one mixed-use development at Oakwood Shores, a mixed-income/mixed-finance community.
- CHA continues to utilize an alternate re-examination schedule for senior and disabled HCV Program participants. Households comprising these populations are re-examined triennially instead of annually.
- CHA will continue to purpose the goal of revitalizing 25,000 public housing units by the end of the Plan through redevelopment or rehabilitation activity.



# **Section II** **General Housing** **Authority Operating** **Information**

## SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

### HOUSING STOCK INFORMATION

#### Public Housing

Throughout FY2010, CHA will continue efforts to redevelop, rehabilitate, or modernize the public housing stock of mixed-income/mixed-finance communities, family developments, scattered site housing, and senior designated housing properties. In FY2010, CHA plans to deliver an additional 890 public housing units. Upon completion, these units will bring CHA's total revitalized public housing stock to 18,703 units, which represent 74.81% completion of the unit delivery goal for the Plan.

FY2010 MTW Annual Plan Unit Completion Summary			
Development Category	Projected Unit Completion FY2010	Cumulative Total Number of Public Housing Units Through FY2010*	Projected Total Units by End of Plan for Transformation
Family Housing Redevelopment - Mixed-Income/Mixed-Finance	117	3,041	7,704
Senior Designated Housing Rehabilitation	99	9,277	9,382
Scattered Site Housing Rehabilitation	0	2,543	2,543
Family Housing Rehabilitation	629	3,797	4,978
To Be Redeveloped	0	0	200
Property Investment Initiative	45	45	193
<b>TOTAL NUMBER OF PUBLIC HOUSING UNITS</b>	<b>890</b>	<b>18,703</b>	<b>25,000</b>
<b>PERCENTAGE OF 25,000</b>	<b>3.56%</b>	<b>74.81%</b>	<b>100.00%</b>

\*Includes units projected by year end FY2009.

#### General Description of Planned Significant Capital Expenditures by Development

CHA's capital expenditures include acquiring fixed assets; repairing problems with an asset that existed prior to acquisition; paying for legal costs to establish or maintain the right to ownership of property; and restoring property or adapting it for a new and/or different use. In FY2010, CHA plans to see these same trends in capital expenditures as progress advances on the Plan.

## SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

FY2010 Capital Program Estimated Capital Expenditures (By Development and Fund)*							
Category/Development Name	HOPE VI Revitalization	Capital Fund FY2010 Grant	Capital Fund (Prior Year Grant)	Other Funding	MTW Fund	Capital Fund Stimulus	TOTALS
Category 1 - Pre-MTW Commitments							
Governor Henry Horner Homes		\$ 1,510,000			\$ 1,740,162		\$ 3,250,162
Frances Cabrini Homes Extension	\$ 7,234,000				1,100,000		8,334,000
ABLA	2,560,000				300,000		2,860,000
Madden Park / Wells Homes	923,429	\$ 7,153,151					8,076,580
Lake Park Crescent				651,468			651,468
CHA WIDE					143,656		143,656
Category 1 - Pre-MTW Commitments Total	10,717,429	8,663,151	-	651,468	3,283,818	-	23,315,866
Category 2 - Senior Designated Housing Properties **	-	12,003,530	11,772,933	11,150,902	906,743	17,417,773	53,251,881
Category 3 - Scattered Site Properties	-	3,000,000	-	-	31,134,647	-	34,134,647
Category 4 - Non-Section 202 Family Properties							
Lawndale Gardens **	-	665,000		2,211,722	-		2,876,722
Lake Park Place					759,000		759,000
Washington Park Low-Rises	-	848,322			1,431,937	12,300,605	14,580,864
Bridgeport Homes	-	5,151,120			-		5,151,120
LeClaire Courts Extension		496,000		3,361,041	3,300,000		7,157,041
Lathrop Homes		320,000			1,007,424		1,327,424
Cabrini Rowhouses		2,172,747					2,172,747
CHA WIDE		1,361,723			606,170		1,967,893
Category 4 - Non-Section 202 Family Properties Total	-	11,014,912	-	5,572,763	7,104,531	12,300,605	35,992,811
Category 5 - Section 202 Properties							
Trumbull Park Homes	-	-			2,548,960		2,548,960
Altgeld Gardens and Phillip Murray Homes		36,522,568	12,960,228		39,807,036		89,289,832
Dearborn Homes		3,625,369			39,854,813	38,074,149	81,554,331
Harold Ickes Homes		550,000			500,000		1,050,000
Rockwell Gardens	16,242,002	120,000			-		16,362,002
Robert Taylor Homes	8,641,945	1,500,000			-		10,141,945
Stateway Gardens	5,581,500	-	-		-		5,581,500
Cabrini-Green Homes		670,000			2,300,000		2,970,000
CHA WIDE					13,099,437		13,099,437
Category 5 - Section 202 Properties Total	30,465,447	42,987,937	12,960,228	-	98,110,246	38,074,149	222,598,007
<b>DEVELOPMENT CATEGORIES (1 through 5) TOTAL</b>	<b>41,182,876</b>	<b>77,669,530</b>	<b>24,733,161</b>	<b>17,375,133</b>	<b>140,539,985</b>	<b>67,792,527</b>	<b>369,293,212</b>
Administrative Expenses		4,524,816					4,524,816
Capital Maintenance/Asset Management	-	6,000,000	-	-	-	14,334,920	20,334,920
Make Ready	-	-	-	-	915,840	-	915,840
Principal / Interest Expenses	-	17,386,000	-	-	-	-	17,386,000
Environmental Remediation	-	8,971,670	-	-	-	-	8,971,670
<b>GRAND TOTAL</b>	<b>41,182,876</b>	<b>114,552,016</b>	<b>24,733,161</b>	<b>17,375,133</b>	<b>141,455,825</b>	<b>82,127,447</b>	<b>421,426,458</b>

\*Refer to Projected Unit Delivery Schedule in Section IV for public housing redevelopment by AMP.

\*\* Other Funding includes \$13.4M in projects funded from the Capital Fund Recovery Competition - Stimulus (Lawndale Gardens - Ogden North and Pomeroy - Senior Housing).

### Number of Public Housing Units to Be Added During the Year

Eight hundred and ninety (890) public housing units are anticipated to be added to CHA's public housing stock by the end of FY2010 through redevelopment in mixed-income/mixed-finance communities and rehabilitation in family and senior designated housing developments. (Refer to the *FY2010 Planned Unit Delivery by Bedroom Size* table in this section.)

### Family Housing Redevelopment/Rehabilitation Mixed-Income/Mixed-Finance

In FY2010, CHA anticipates adding 117 units to its mixed-income/mixed-finance portfolio through replacement housing at the former Governor Henry Horner Homes (093000), Madden Park Homes/Ida B. Wells Homes and Extension/Clarence Darrow Homes (017000), and Robert Taylor Homes.

## SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

Of these 117 units, 46 public housing units will be delivered in *Phase IIC-Rental (141000)* as part of Westhaven Park, the mixed-income/mixed-finance community being redeveloped on-site at the former Governor Henry Horner Homes. Westhaven Park *Phase IIC-Rental* consists of a variety of building types, including walk-up, three-flat, five-unit, mid-rise, and stacked buildings.



Westhaven Park



Oakwood Shores

At the Oakwood Shores mixed-income/mixed-finance community, *Phase 2B (One) (145000)* will add 29 units of replacement housing for Madden Park Homes, Ida B. Wells and Extension (017000), and Clarence Darrow Homes. The development plan includes a mix of one-, two-, three-, and four-bedroom units located in seven separate buildings at Oakwood Shores, consisting of town houses and six-unit walk-up apartment buildings.

Thirty-six (36) public housing units will be delivered in *Phase A-2 (148000)* of Legends South, the new mixed-income/mixed-finance community on the site of the former Robert Taylor Homes. The development plan includes one-, two-, three-, and four-bedroom units in town houses and flats.



Legends South



Altgeld Gardens, Dearborn Homes, Frances Cabrini Rowhouses, and Washington Park Low-Rises

### Family Housing Rehabilitation

CHA will rehabilitate 629 public housing units across family housing developments, including 290 units at Altgeld Gardens (002000, 002100), 180 units at Dearborn Homes (013000), 100 units at Frances Cabrini Rowhouses (091000), and 59 units at Washington Park Low-Rises (039000). General renovations at these family housing developments will consist of new mechanical and electrical systems, building façade restoration, and new windows and exterior doors. External site improvements include

## **SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION**

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parking lots, exterior lighting, landscaping, recreation areas, and sidewalks. Rehabilitated units are updated with new central air conditioning and heating systems, appliances, interior doors, cabinets and countertops as well as new flooring. ADA modifications are also included in the renovation plans for these developments.

### Scattered Site Housing Rehabilitation

Rehabilitation of CHA's scattered site housing was completed in FY2006, achieving the goal of 2,543 renovated units. CHA's scattered site housing portfolio consists of five regions: North Central (031000), Northeast (032000), Southeast (033000), Southwest (034000), and West (035000). CHA continues to explore ways to acquire new units for this portfolio.

### Senior Designated Housing Rehabilitation

With the receipt of American Recovery and Reinvestment Act (ARRA) funds, CHA is able to redevelop 99 public housing units of senior designated housing at Kenmore Apartments (051000, 151000). In FY2010, CHA will restore the eight-story Kenmore Apartments building, upgrading all systems to current building standards. New amenities on the first floor of Kenmore will include a community room, warming pantry, small fireplace, and workout room.

### Property Investment Initiative

Through the Property Investment Initiative (PII), CHA intends to acquire and, if necessary, rehabilitate both foreclosed and for-sale single family homes with three or more bedrooms. In FY2010, CHA plans to acquire 45 units to add to its housing stock for larger families. (Refer to Section VI for more information about the Property Investment Initiative.)

## SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

FY2010 Planned Unit Delivery by Bedroom Size								
AMP Number	Development Name	Bedroom Size						Total FY2010 Planned Units
		0	1	2	3	4	5+	
<b>Family Housing Redevelopment/Rehabilitation-Mixed-Income</b>								
141000	Westhaven Phase IIC- Rental	0	25	5	14	2	0	46
146000	Legends South A-2	0	2	17	13	10	0	42
145000	Oakwood Shores Phase 2B (ONE)	0	5	6	13	5	0	29
TOTAL: Family Housing Redevelopment/Rehabilitation - Mixed-Income		<b>0</b>	<b>32</b>	<b>28</b>	<b>40</b>	<b>17</b>	<b>0</b>	<b>117</b>
<b>Family Housing Rehabilitation</b>								
002000, 002100	Altgeld Gardens	0	9	126	116	39	0	290
013000	Dearborn Homes	0	63	50	50	17	0	180
091000	Frances Cabrini Rowhouses	0	16	55	29	0	0	100
777777	Washington Park Low-Rises	0	0	43	16	0	0	59
TOTAL: Family Housing Rehabilitation		<b>0</b>	<b>88</b>	<b>274</b>	<b>211</b>	<b>56</b>	<b>0</b>	<b>629</b>
<b>Senior Designated Housing Rehabilitation</b>								
151000	Phase VII: Kenmore	0	99	0	0	0	0	99
TOTAL: Senior Designated Housing Rehabilitation		<b>0</b>	<b>99</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>99</b>
<b>Property Investment Initiative</b>								
Property Investment Initiative							TBD	45
<b>TOTAL: FY2010 Unit Delivery by Bedroom Size</b>		<b>0</b>	<b>219</b>	<b>302</b>	<b>251</b>	<b>73</b>	<b>0</b>	<b>890</b>

### Accessibility Features in Public Housing

In FY2010, CHA will continue working to ensure that all federal, state, and local requirements regarding program accessibility for residents with disabilities are being met throughout the Plan. Examples of accessible exterior and interior features include: accessible exterior routes and parking spaces, bathrooms with turning radiuses for wheelchairs and accessible showers/tubs and toilets, compliant kitchens with work areas and appliances, controls and operating mechanisms at reachable heights, visual signal appliances or alarm systems in restrooms, passable hallways, lobbies and any other common use areas, and accessible signage.

Accessible units have been geographically distributed throughout the developments and made available in the same ranges of bedroom sizes and amenities as non-designated units to provide housing choices for persons with disabilities. A prescribed number of units designated for residents with mobility and/or sensory impairments will be in compliance with the Uniform Federal Accessibility Standards (UFAS). By the end of FY2009, CHA will have completed 857 UFAS-Mobility certified and 292 UFAS-Sensory certified units. In FY2010, CHA anticipates increasing the total UFAS-certified accessible units by 444.

## **SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION**

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### **Number of Public Housing Units to Be Removed from the Inventory during the Year**

In FY2010, CHA anticipates removing 1,081 public housing units through demolition in order to redevelop former public housing sites.

- Harold Ickes Homes (016000) will be demolished to allow for future redevelopment activity. Planning for redevelopment will commence in FY2010.
- LeClaire Courts and LeClaire Courts Extension (024000) will be redeveloped into a new mixed-income/mixed-finance community. CHA will convene the LeClaire Courts relocation committee in Fall FY2009 to begin the redevelopment process and plan for the formal launch of the LeClaire Courts Working Group in the first quarter of FY2010.

Prior to demolition activity, any CHA resident currently living in these developments will be given appropriate notice of building closing schedules and relocation assistance to one of five housing options: temporary public housing, permanent public housing, temporary Housing Choice Voucher, permanent Housing Choice Voucher, or moving to an unsubsidized unit. Residents who choose public housing or temporary Housing Choice Vouchers will also be offered case management and workforce development services to help them meet the lease requirements of their housing of choice. The following tables show CHA's planned demolition activity for FY2010.

## SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

FY2010 Housing Units to be Removed through Demolition	
LeClaire Courts (City/State)	FY2010 Planned Units for Demolition
4325-27 S. Laporte Ave.	2
4313-23 S. Laporte Ave.	6
4301-11 S. Laporte Ave.	6
4945-59 W. 43rd St.	8
4921-31 W. 43rd St.	6
4901-19 W. 43rd St.	10
4863-77 W. 43rd St.	8
4845-59 W. 43rd St.	8
4833-43 W. 43rd St.	6
4300-10 S. Lamont Ave.	6
4312-22 S. Lamont Ave.	6
4326-32 S. Lamont Ave.	4
4344-46 S. Lamont Ave.	2
4933-43 W. 43rd St.	6
4350-60 S. Lamont Ave.	6
4364-74 S. Lamont Ave.	6
4900-10 W. 44th St.	6
4842-52 W. 44th St.	6
4373-79 S. Lamont Ave.	4
4355-69 S. Lamont Ave.	8
4828-38 W. 44th St.	6
4343-53 S. Lamont Ave.	6
4325-39 S. Lamont Ave.	8
4814-24 W. 44th St.	6
4800-10 W. 44th St.	6
4340-50 S. Cicero Ave.	6
4326-36 S. Cicero Ave.	6

LeClaire Courts (City/State) Continued	FY2010 Planned Units for Demolition
4317-23 S. Lamont Ave.	4
4316-22 S. Cicero Ave.	4
4311-13 S. Lamont Ave.	2
4310-12 S. Cicero Ave.	2
4301-07 S. Lamont Ave.	4
4300-06 S. Cicero Ave.	4
4800-10 W. 43rd St.	6
4244-54 S. Cicero Ave.	6
4230-40 S. Cicero Ave.	6
4814-32 W. 43rd St.	10
4834-48 W. 43rd St.	8
4852-66 W. 43rd St.	8
4868-76 W. 43rd St.	2
4874-76 W. 43rd St.	2
4900-10 W. 43rd St.	6
4914-16 W. 43rd St.	2
4920-22 W. 43rd St.	2
4924-26 W. 43rd St.	2
4930-36 W. 43rd St.	4
4938-48 W. 43rd St.	6
4950-68 W. 43rd St.	10
4970-84 W. 43rd St.	8
4300-10 S. Laporte Ave.	6
4312-22 S. Laporte Ave.	6
4920-30 W. 44th St.	6
4934-52 W. 44th St.	10
4954-72 W. 44th St.	10
<b>Total Housing Units to be Removed at LeClaire Courts</b>	<b>310</b>

## SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

FY2010 Housing Units to be Removed through Demolition (Continued)	
LeClaire Courts Extension (024000)	FY2010 Planned Units for Demolition
4401-03 S. Lamon Ave.	2
4405-15 S. Lamon Ave.	12
4431-41 S. Lamon Ave.	6
4400-02 S. La Crosse Ave.	2
4404-14 S. La Crosse Ave.	6
4405-11 S. La Crosse Ave.	4
4413-23 S. La Crosse Ave.	6
4416-26 S. La Crosse Ave.	6
4425-35 S. La Crosse Ave.	6
4428-30 S. La Crosse Ave.	2
4437-47 S. La Crosse Ave.	6
4449-59 S. La Crosse Ave.	6
4452-62 S. La Crosse Ave.	6
4461-71 S. La Crosse Ave.	6
4473-79 S. La Crosse Ave.	4
4839-49 W. 44th St.	12
4801-23 W. 44th St.	12
4838-48 W. 44th Pl.	6
4841-55 W. 44th Pl.	8
4852-54 W. 44th Pl.	2
4800-22 W. 45th St.	12
4832-54 W. 45th St.	12
4400-10 S. Cicero Ave.	12
4414-20 S. Cicero Ave.	4
4434-40 S. Cicero Ave.	4
4442-52 S. Cicero Ave.	12
4422-32 S. Cicero Ave.	6
4400-02 S. Lamon Ave.	2
4404-14 S. Lamon Ave.	12
4430-40 S. Lamon Ave.	6
4900-10 W. 45th St.	6
4909-19 W. 44th Pl.	6
4906-08 W. 44th Pl.	2
4910-20 W. 44th Pl.	6

LeClaire Courts Extension (024000) Continued	FY2010 Planned Units for Demolition
4922-32 W. 44th Pl.	6
4909-23 W. 44th St.	8
4401-03 S. Laporte Ave.	2
4934-44 W. 44th Pl.	6
4946-48 W. 44th Pl.	2
4921-31 W. 44th Pl.	6
4914-24 W. 45th St.	6
4439-49 S. Laporte Ave.	6
4421-23 S. Laporte Ave.	2
4954-64 W. 44th Pl.	6
4961-67 W. 44th Pl.	4
4446-48 S. Laporte Ave.	2
4928-50 W. 45th St.	12
4447-53 S. LaVergne Ave.	4
4966-76 W. 44th Pl.	6
<b>Total Housing Units to be Removed at LeClaire Courts Extension</b>	<b>300</b>

Harold Ickes Homes (016000)	FY2010 Planned Units for Demolition
2222 S. State St.	65
2240-50 S. State St.	138
2310 S. State St.	65
2320-30 S. State St.	138
44 W. 24th St.	65
<b>Total Housing Units to be Removed at Harold Ickes</b>	<b>471</b>

<b>TOTAL: FY2010 Housing Units to be Removed through Demolition</b>	<b>1081</b>
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## SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

### Non-Dwelling Property to be Removed

In addition to removing public housing units through demolition in FY2010, CHA anticipates the removal of non-dwelling structures at several sites.

Non-Dwelling Property to be Removed through Demolition Activity in FY2010			
AMP Number	Development	Address	Property Description
	Harold Ickes Homes	2325 S. Federal St.	Warehouse
016000	Harold Ickes Homes	2400 S. State St.	Management Office
016000	Harold Ickes Homes	2402 S. State St.	Maintenance Building
013000	Harold Ickes Homes	2326-28 S. Dearborn St.	Day Care and Community Building
	Ida B. Wells	3600 S. Vincennes Ave.	Church
024000	LeClaire Extensions	4340 S. Lamon Ave.	Management Office (Courts)
024000	LeClaire Extensions	4410 S. Laporte Ave.	Management Office
999999	Robert Taylor Homes	4700 S. State St.	Office Building
039000	Washington Park	4440 S. Cottage Grove Ave.	Management Office

Property to Be Removed Through Potential Disposition Activity in FY2010						
AMP Number	Development	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition
153000	Madden Park/Ida B. Wells Homes & Extension/Clarence Darrow Homes (Oakwood Shores Phase 2C Mercy )	East 37th Place	East 38th Street	South Ellis Avenue	South Cottage Grove Avenue	99-year Ground Lease or fee simple transfer
155000	Madden Park/Ida B. Wells Homes & Extension/Clarence Darrow Homes (Oakwood Shores 202 Senior)	Northern Lot Line	East 38th Street	South Cottage Grove Avenue	Western Lot line	99-year Ground Lease or fee simple transfer
152000	Ralph J. Pomeroy Apartments	West Hollywood Avenue	Southern Lot line	West Kenmore Avenue	Alley west of Kenmore Avenue	99-year Ground Lease or fee simple transfer
151000	Kenmore Apartments (5040 N. Kenmore)	Northern Lot Line	Southern Lot line	West Kenmore Avenue	Alley west of Kenmore Avenue	99-year Ground Lease or fee simple transfer
222222	Robert Taylor Homes (5120 S. Federal)	West 51st Street	Southern Lot line	South Federal Street	Metra Rail Embankment	99-year Ground Lease or fee simple transfer
154000	Lakefront Properties (Phase II - mid-rise)	East 40th Place	East 41st Street	South Oakenwald Avenue	South Lake Park Avenue	99-year Ground Lease or fee simple transfer
089000	Cabrini Extension South	West Walton Street	West Locust Street	Eastern Lot line of vacated Alley west of Orleans Street	Western Lot line of vacated Alley west of Orleans Street	99-year Ground Lease or fee simple transfer
093000	Governor Henry Horner Homes (125 N. Hoyne)	West Maypole Street	Alley south of West Maypole	Building demising wall	North Hoyne Street	10-year lease of building*

\* Negotiations on-going at time of publication.

## HOUSING CHOICE VOUCHER PROGRAM

### Anticipated Total Number of Housing Choice Voucher Units Authorized

#### MTW Housing Choice Vouchers

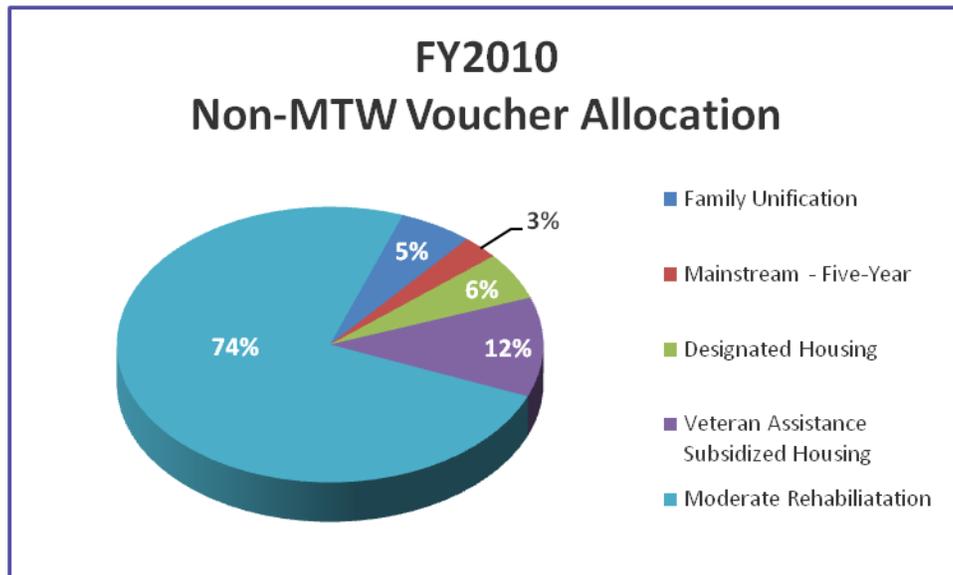
CHA's Housing Choice Voucher (HCV) Program enables low-income households the opportunity to reside in affordable housing through the use of a subsidized Housing Assistance Payment (HAP) provided to

## SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

participating landlords. The HAP meets the financial gap between a family's monthly rental obligation and the established monthly rent. In general, HCV Program participants pay 30-40% of their adjusted gross income as rent. During FY2010, CHA anticipates that 35,069 MTW vouchers will be authorized for use in CHA's HCV Program. This number is a compilation of both MTW tenant-based and MTW project-based vouchers (PBVs), which are authorized without a special or targeted admission purpose in mind. The voucher allocation is up from the FY2009 count in order to meet the growing demand from families in need of low-income housing options.

### Non-MTW Housing Choice Vouchers

In tandem with MTW HCVs, CHA also administers an allocation of non-MTW vouchers. Non-MTW vouchers, unlike MTW vouchers, provide housing assistance based on a special and/or targeted admission principle. These principles include, but are not limited to, providing assistance for: moderate rehabilitation, Veterans Assistance Subsidized Housing (VASH), disaster recovery (DHAP), and Designated. CHA plans to have 1,798 non-MTW HCVs authorized throughout FY2010, which includes: 100 new Family Unification Program (FUP), 210 VASH, 100 Designated, 50 Mainstream 5-Year, and 1,338 Moderate Rehabilitation.



### Number of Housing Choice Voucher Units to Be Project-Based

Included in CHA's MTW voucher allocation are units to be project-based. Project-based voucher units (also known as PBVs) are allocated differently from the traditional tenant-based vouchers (HCVs). The tenant-based category of MTW HCVs is held by the tenant and is portable, when and/or if a HCV Program participant chooses to move. Conversely, MTW PBVs are held directly by a property owner and thus remain with a unit when a tenant relocates. In FY2010, CHA anticipates that 1,313 HCV units, comprised of new

## **SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION**

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and existing units, will be project-based. Additionally, CHA plans to release a Request for Proposals (RFP) during the year for 350 additional PBVs to be assigned. In total, 1,663 MTW HCVs are forecasted to be project-based by the end of FY2010. (Refer to the following pages for a detailed listing of site locations, unit allocations, and project status for units planned to be project-based during FY2010.)

In addition to the above PBV allocation, CHA intends to expand the number of vouchers available for project-basing to make housing options available near residents' places of employment and to expand the overall stock of affordable rental housing near regional employment centers. This additional allocation will increase the availability of PBVs for priority housing types including: supportive housing for families, family units with more than three bedrooms, and family units in areas with lower minority and poverty concentrations. Once complete, these units will be added to CHA's overall unit delivery count and will assist CHA in meeting its 25,000 unit delivery goal by the end of the Plan for Transformation.

## SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

CHA HCV Units to Be Project-Based in FY2010				
Chicago Supportive Housing Initiative Activity				
Name of Site or Project	Planned Total Number of Units	Planned Total Number of PBVs	Site Description	Current Status of Site
600 S. Wabash Apartments	169	77	618 S. Wabash in the South Loop community area; New construction of an eight-story SRO for homeless individuals	Project is leased up
St. Leo's Residence for Veterans	141	50	7750 S. Emerald in the Auburn Gresham community area; New construction of a four-story building for homeless veterans	Project is leased up
Near North SRO	96	46	1244 N. Clybourn in the Near North community area; New construction of a five-story SRO for homeless individuals	Project is leased up
Spaulding/Trumbull Apartments	25	13	1310 S. Spaulding (8 PBVs) and 1424 S. Trumbull (5 PBVs) in the North Lawndale community area; Rehabilitation of two walk-up buildings for families in need of supportive services	Project is leased up
Harriet Tubman Apartments	28	14	5751 S. Michigan in the Washington Park community area; Rehabilitation of a walk-up building for families in need of supportive services	Project is leased up
Washington Park SRO	63	32	5000 S. Indiana in the Washington Park community area; Rehabilitation of an old YMCA five-story building for homeless individuals	Project is leased up
Englewood Supportive Housing	99	50	901 W. 63rd Street in the Englewood community area; New construction of a six-story SRO for homeless individuals	Project is under construction and projected to be complete in February 2010

## SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

Chicago Supportive Housing Initiative Activity (Continued)				
Bettendorf Place	24	20	8500 S. Sangamon in the South Chicago community area; Rehabilitation of an old convent into a studio building for AIDS-afflicted homeless individuals	Project is in the predevelopment and financing assembly phase. It is expected to close in December 2009 or January 2010
Hope Manor	50	30	3455-67 W. Madison in the East Garfield Park community area; New construction of a four-story building for homeless veterans	Project is in the predevelopment and financing assembly phase. It is expected to close in January 2010
<b>Total(s)</b>	<b>695</b>	<b>332</b>		

Regional Housing Initiative Activity				
Name of Site or Project	Planned Total Number of Units	Planned Total Number of PBVs	Site Description	Current Status of Site
Casa Kirk	29	5	3242-60 W. 92nd in the South Chicago community area; New construction of a brick walk-up for families	Project is leased up
Wentworth Commons	51	10	11045 S. Wentworth in the Roseland community area; New construction of a four-story building for families	Project is leased up
Leland Apartments	137	14	1207 W. Leland in the Uptown community area; Rehabilitation of a six-story, primarily SRO building for individuals in need of supportive services	Project is leased up
North Avenue Apartments	24 Also counted under other PBV Activity below	6	2634-54 W. North Ave. in the West Town community area; Rehabilitation of a brick walk-up building for families	Project is leased up
Casa Morelos	45	9	2013-19 S. Morgan in the Pilsen community area; New construction of a seven-story building for families	Project is under construction and projected to be complete in July of 2009

## SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

Regional Housing Initiative Activity (Continued)				
Spaulding Apartments	36	9	1750 N. Spaulding in the Logan Square community area; Existing five-story building for families	Project is leased up
<b>Total(s)</b>	<b>298</b>	<b>53</b>		

Other Project-Based Voucher Activity				
Name of Site or Project	Planned Total Number of Units	Planned Total Number of PBVs	Site Description	Current Status of Site
<b>FAMILY HOUSING</b>				
Leotyne Apartments	0	14	Several scattered sites around 42nd & Cottage Grove in the Grand Boulevard community area; New construction of seven two-flats for families	Project is leased up
South Park Plaza	134	34	26th & King Drive in the Near South Side community area; New construction of a four-story elevator building and 46 town homes for families	Project is leased up
Liberty Square	66	16	Several scattered sites around Flournoy & Independence in the East Garfield Park community area; New construction of 12 three-flats for families	Project is leased up
North Avenue Apartments	24 Also counted under RHI above	10	2634-54 W. North Ave. in the West Town community area; Rehabilitation of a brick walk-up building for families. This project also received 6 RHI PBVs	Project is leased up
Rosa Parks Apartments	94	26	Several scattered sites in the Humboldt Park community area; New construction of eight walk-up buildings including three six-flats; one 12-, 15-, 16- and 27-unit building for families	Project is under construction. Lease up is expected to begin as units come on-line in July 2009 through March 2010

## SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

Other Project-Based Voucher Activity (Continued)				
Wilson Yards	80	16	1026 W. Montrose in the Uptown community area; New construction of a seven-story building for families	Project is under construction. Lease up is expected to take place in February and March 2010
Dr. King Legacy Apartments (MLK)	45	10	3800-24 W. 16th in the North Lawndale community area; New construction of a three-story building for families	Project is expected to close and begin construction in August 2009
Woodstock I	170	30	120 Commons Drive, Woodstock, IL in McHenry County; three-story walk-ups in eight buildings for families	Existing Housing
Woodstock II	107	19 CHA and 7 McHenry HA	Cobblestone Way & Castle Road, Woodstock, IL in McHenry County; New construction of six two- and three-story buildings for families	
Independence Apartments	42	9	Independence & Arthington in the North Lawndale community area. New construction of seven three-story six-flats for families	Project is in the predevelopment and financing assembly phase. It is expected to close in March 2010
<b>Total(s)</b>	<b>738</b>	<b>184</b>		

SENIOR HOUSING				
Evergreen Tower II	101	10	1343 N. Cleveland in the Near North Side community area; An existing mid-rise for seniors	Project is leased up
Roosevelt Tower	126	126	3440 W. Roosevelt in the Lawndale community area; New construction of an eight-story building for seniors	Project is leased up

## SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

Other Project-Based Voucher Activity (Continued)				
SENIOR HOUSING (Continued)				
Senior Suites of Auburn Gresham	85	17	1050 W. 79th Street in the Auburn Gresham community area. New construction of a six-story building for seniors	Project is leased up
Eastgate Village	117	35	300 E. 26th Street in the Bronzeville community area; New construction of a five-story building for seniors	Project is leased up
Casa Maravilla	73	15	2021 S. Michigan in the Pilsen community area; New construction of a five-story mid-rise building for seniors	Project is under construction and is expected to begin lease up in July 2009
Victory Center	72	18	92nd & S. Burley in the South Chicago community area; New construction of a five-story building for seniors	Project is expected to close and begin construction in August or September 2009
Wrightwood Senior Apartments	85	17	79th & California in the Ashburn community area; New construction of a six-story building for seniors	Project is expected to close and begin construction in August 2009
Hancock House	89	18	12045 S. Emerald in the West Pullman community area; New construction of a seven-story building for seniors	Project is expected to close and begin construction in November 2009
Senior Suites of Wright Campus	36	8	4255 N. Oak Park in the Dunning community area; New construction of a four-story building for seniors	Project is in the predevelopment and financing assembly phase. It is expected to close in January 2010
<b>Total(s)</b>	<b>784</b>	<b>264</b>		

## SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

Project-Based Certificate Developments Converted to PBVs				
<b>Supportive Housing Developments</b>				
Major Jenkins Apartments	160	80	5016 N. Winthrop in the Uptown community area; Elevator building for homeless individuals	
Deborah's Place	39	39	1530 N. Sedgwick in the Near North community area; Elevator building for homeless women	
East Apartments	152	152	3300 W. Maypole in the East Garfield Park community area; four-story elevator building for homeless individuals	
LUCHA Humboldt Park Residence	68	20	1152 N. Christiana in the Humboldt Park community area; four-story elevator building for homeless individuals	
<b>Total(s)</b>	<b>419</b>	<b>291</b>		
<b>Family Housing Developments</b>				
Wabash Apartments	24	24	23-31 E. 61st and 6100-08 S. Wabash in the Washington Park community area; three-story walk-up for low-income families	
Diversey Courts Apartments	51	50	3721 W. Diversey and 2749 N.Sawyer in the Logan Square community area; three-story walk-up for low-income families	
Anchor House	115	115	1230 W. 76th in the Auburn Gresham community area; three-story walk-up for low-income families	
<b>Total(s)</b>	<b>190</b>	<b>189</b>		
<b>GRAND TOTAL</b>	<b>3,720</b>	<b>1,294</b>		

## **SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION**

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### **LEASE UP INFORMATION**

#### ***Public Housing***

##### **Planned Number of Units to Be Leased During the Year**

To further MTW Statutory Objective I, CHA will continue to increase housing options for low-income families by leasing rehabilitated and redeveloped public housing properties as these units become available. These properties include family and senior designated housing units. CHA anticipates an estimated 1,175 MTW public housing units will be leased in FY2010.

CHA's target occupancy level is 98% throughout its housing portfolios - traditional public housing, mixed-income/mixed-finance communities, and senior designated housing. In order to maintain this goal, CHA continues to manage wait lists and further develop marketing strategies for leasing. The marketing strategies include the provision of incentives and the use of available marketing outlets to maximize community outreach. Additionally, for the senior population, CHA has revised its Admissions and Continued Occupancy Policy (ACOP) and will revise the Senior Designated Housing Plan (SDHP), so that applicants under the age of 62, but no younger than 55, may be housed at senior designated properties if the site does not currently have any applicants aged 62 or older. (Please refer to Appendix 3 for the SDHP Update.)

##### **Anticipated Total Number of Non-MTW PH Units Leased in the Plan Year.**

CHA does not anticipate leasing any non-MTW public housing units in FY2010.

##### **Description of Anticipated Issues Relating to Any Potential Difficulties in Leasing Public Housing Units**

CHA is fully committed to increasing housing opportunities for low-income families and recognizes that there are many potential issues that may delay the leasing process. CHA has taken proactive steps to identify existing issues and forecast potential challenges. CHA implements action-oriented plans to best minimize the potential difficulties in the leasing process including the utilization of marketing outlets, engaging local community-based organizations and civic leadership to communicate leasing opportunities, and the opening of wait lists.

#### ***Housing Offer Process (HOP)***

All residents who occupied a CHA unit on October 1, 1999 (10/1/99 residents) have a Right of Return in accordance with the Relocation Rights Contract. Under the Plan for Transformation, all 10/1/99 residents with the Right of Return to a new or rehabilitated public housing unit are given priority to receive housing offers according to the various priority groups in the Housing Offer Process (HOP), even at sites that they may

## **SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION**

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not have selected as their permanent housing choice. As a result, CHA must follow the HOP when making unit offers to all remaining 10/1/99 residents, one priority group at a time. This process must be followed prior to considering any eligible applicant from the wait list. 10/1/99 residents have more housing choices and more opportunities to decline housing offers before CHA can proceed with considering other prospective residents. In an attempt to move past all former 10/1/99 residents living in unsubsidized housing who have been non-responsive, CHA completed a rigorous search and public notice process. If, after the process, these residents were still non-responsive, then their names were removed from the list and the former residents no longer have a right to return to a public housing unit.<sup>1</sup> Once all 10/1/99 residents have been offered a permanent housing unit through the process, new or rehabilitated public housing units may be offered to other eligible applicants.

### Location

CHA has found that location is a significant factor in accepting a unit offer. When leasing from the wait list, eligible applicants on the Community-Wide Wait List must be considered for the first unit available that matches their housing needs, which may include the number of bedrooms per unit or accessibility features, if applicable. The available public housing unit may be located in any one of the many neighborhoods situated across City of Chicago. This results in applicants on the Community-Wide Wait List who may be offered a unit that meets their housing criteria in a Chicago neighborhood that is not immediately familiar to them. Ultimately, it is the choice of the applicant to accept or to refuse an offer. While it presents a challenge to leasing efforts, CHA is committed to meeting the needs of eligible applicants as expeditiously as possible.

### Out-of-date Applicant Information

In late FY2008, CHA started leasing units at Altgeld Gardens (002000, 002100) and Trumbull Park Homes (038000) to applicants from the Community-Wide Wait List for the first time in ten years. When eligible applicants moved into the redeveloped units, the majority of these families were working and/or meeting the CHA Work Requirement. Since many of these applicants had been on the wait list for a significant period of time, much of the applicant data was outdated. To address this issue, in both 2008 and 2009, CHA made efforts to update the information of all applicants on the wait list. As a result, the records of applicants responsive to the Wait List Update were made current and the remaining non-responsive applicants were purged from the list. While this process is demanding, CHA has allocated resources and time to address these issues and improve the process of maintaining updated data.

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<sup>1</sup> If a 10/1/99 resident loses their right of return due to non-responsiveness, but responds after the public notice period, the resident is eligible for reinstatement.

## **SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION**

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### *New Eligibility Requirements*

CHA has a new work requirement that was not in place when many of the applicants on the wait lists first applied. While many applicants meet CHA's Work Requirement, some applicants do not. As a result, these previously eligible applicants are maintaining their place on the wait list, but being deferred for reconsideration for a period of up to 12 months as defined by the Admissions and Continued Occupancy Policy (ACOP). This deferment period gives them the opportunity to meet CHA's Work Requirement.

To address this issue, CHA will continue to provide applicants with information about CHA's Work Requirement and citywide resources available to them from service providers in order to meet the requirement before and during the screening process. The information will be disseminated via regular communication, including mass mailings, individual mailings upon request, and flyers distributed in CHA's Client Service Center and property management offices. CHA also sends out letters of notification to applicants projected to be notified of housing opportunities within the next 120 days. Furthermore, CHA will make CHA's Work Requirement a part of its communication and marketing efforts as it opens the Community-Wide Wait List in order to inform applicants about this and other eligibility requirements.

### *Housing Choice Voucher Program*

#### **Planned Number of Housing Choice Vouchers to be Leased**

Of the 36,867 vouchers (35,069 MTW HCVs and 1,798 non-MTW HCVs) planned to be authorized in FY2010, CHA has a target lease up rate of 98% for its voucher portfolio, which equates to 36,130 HCVs anticipated to be leased during the year. HCV lease up efforts will continue to occur through relocation activities, wherein CHA residents move using a temporary and/or permanent HCV as part of the Plan for Transformation activities. HCVs will be issued as targeted funding and vouchers are available. If necessary, additional strategies will be conducted through leasing efforts from the HCV Wait List. (Refer to the subsequent pages within this Section for more information on CHA's HCV Wait List.)

#### **Description of Anticipated Issues Relating to Any Potential Difficulties in Leasing HCVs**

CHA does not anticipate encountering difficulties leasing HCVs during FY2010. However, CHA will continue to monitor the economic conditions in the rental housing market and ensure that proactive measures are in place to minimize the effect of an economic downturn on the lease up activity in the HCV Program. A variety of strategies are in place to assist CHA in maximizing lease up efforts for the HCV Program, such as landlord outreach as well as a HCV Program participant neighborhood marketing and mobilization initiative.

## SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION

### Wait List Information

CHA maintains five sets of wait lists for its housing portfolios. The wait lists include the following: public housing Community-Wide Wait List, public housing Community-Area Wait Lists, public housing Senior Site-Based Wait Lists, Housing Choice Voucher Wait List, and Project-Based Voucher Wait Lists. As CHA continues to make progress on and, ultimately, achieve the unit delivery goals of the Plan for Transformation, more opportunities will become available for low-income households across Chicago to choose safe, decent, and affordable housing options within CHA’s housing portfolios. In FY2008, great strides were made by opening the HCV Wait List for the first time in nearly a decade. During FY2010, CHA intends to reopen its public housing Community-Wide Wait List which has been closed since FY2001. As with the HCV Wait List opening, eligible applicants will be added through a random lottery process. This open process will ensure that all applicants have an equal opportunity to be part of the Community-Wide Wait List.

Prior to opening the Community-Wide Wait List in FY2010, CHA plans to continue its wait list update efforts in order to have the most accurate picture of the number of applicants currently on the wait list who retain an interest in occupying CHA public housing. In order to carry out this endeavor, in the early part of the year, CHA plans to review the applicant contact information to ensure that it is up-to-date. Correspondingly, CHA will also maintain its efforts to purge the names of applicants who have inaccurate or out-of-date contact information and have been non-responsive to CHA communications<sup>2</sup>, as well as those with duplicate applications on the wait list. (Refer to the following text and table for a comprehensive listing of anticipated changes to CHA wait lists during FY2010.)

	FY2010 Anticipated Wait List Activity				
	Community-Wide Wait List	Community-Area Wait Lists	Senior Site-Based Wait Lists	HCV Wait List	PBV Wait Lists
Anticipated Number of Applicants to be Added	25,000	1,000	1,600	No Plans	No Plans
Anticipated Number of Applicants to be Pulled for Screening	4,000	500	4,000	800-1,000	400-650
Anticipated Number of Applicants to be Removed/Purged from the Wait List	4,000	500	4,000	No Plans	No Plans
Planned FY2009 Wait List Update	No Plans	No Plans	No Plans	No Plans	No Plans
Last Wait List Update*	FY2005	FY2005	FY2005	FY2008	FY2008

\*Wait List Updates include revisions made to current address, family composition and/or any special needs requests. Wait List Updates differ from Wait List Openings in that when a wait list is opened new applicants are added to the wait list.

<sup>2</sup> Where an applicant is removed from a wait list due to non-responsiveness, but is able to provide proof of incapacity to respond at the time CHA attempted to correspond, an applicant is eligible for reinstatement.

## **SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION**

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### **Anticipated Changes to CHA Wait Lists**

#### Community-Wide Wait List

In addition to opening the Community-Wide Wait List, CHA will provide applicants with the opportunity to choose a geographic preference (e.g. north central, northeast, southeast, southwest, and west). The determination of a geographic preference will allow CHA to manage the wait list process more efficiently. In addition to a geographic preference, eligible applicants will also be able to state a housing type preference - for mixed-income or traditional public housing units. CHA will respect preferences based on the availability of the mixed-income units. If these respective units are not available, eligible applicants who initially expressed a preference for a mixed-income unit will be offered a traditional public housing unit.

#### Community-Area Wait Lists

As a result of the Gautreaux Consent Decree, CHA maintains Community-Area Wait Lists for scattered site properties in each of the City of Chicago's 77 community areas. CHA reviews the status of its Community-Area Wait Lists periodically to assess whether any particular Community-Area Wait List is near depletion and needs to be re-opened.



#### Senior Site-Based Wait Lists

In FY2009, CHA revised the FY2007 Admissions and Continued Occupancy Policy (ACOP) and will revise the Senior Designated Housing Plan (SDHP). According to the policy changes, priority will be given to applicants age 62 and older in the senior designated housing units. However, at sites where there are no applicants age 62 and older and where a higher vacancy rate exists, applicants may be placed on the wait list and housed if they are age 55 or older.

#### Housing Choice Voucher Wait List

CHA's HCV Wait List was opened during FY2008 for the first time since FY2001. When opened, CHA received over 230,000 unique applications to be placed into a lottery to be randomly selected for 40,000 slots on the wait list. In FY2010, CHA plans to start screening applicants from the wait list, and where eligible, offer an opportunity to be housed by becoming a program participant in CHA's HCV Program. In FY2010 CHA anticipates screening at least 800 applicants through this process.

From the HCV Wait List, CHA also connects households to affordable housing opportunities in project-based voucher (PBV) developments. When a public housing unit in a PBV development becomes available for

## **SECTION II: GENERAL HOUSING AUTHORITY OPERATING INFORMATION**

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lease, applicants are first screened from the HCV Wait List, based on designated housing preferences and occupancy requirements, to determine applicant eligibility. During FY2010, CHA plans to screen a minimum of 400 applicants for PBV housing.



# **Section III** **Non-MTW Related** **Housing Authority** **Information**

## **SECTION III: NON-MTW RELATED HOUSING AUTHORITY INFORMATION**

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### **PLANNED SOURCES AND USES OF OTHER HUD OR OTHER FEDERAL FUNDS (EXCLUDING HOPE VI)**

Not applicable.

### **DESCRIPTION OF NON-MTW ACTIVITIES PROPOSED BY AGENCY**

#### **Fair Housing Compliance Department**

In FY2009, CHA created a Fair Housing Compliance Department as part of its Office of the General Counsel. The newly formed department will contract with an outside organization to conduct fair housing testing on both HCV landlords and property management companies at senior designated housing properties, traditional family, and mixed-income developments. CHA will require the contractor to conduct an analysis of the findings and prepare a report on challenges to and solutions for the expansion of housing choices. The completion of a comprehensive fair housing testing program will allow CHA to evaluate compliance with local, state and federal fair housing laws. CHA will utilize the data and analysis to understand impediments to fair housing compliance and develop initiatives that affirmatively further fair housing policies.

CHA also intends to develop a fair housing training program that provides education to landlords, property managers, CHA staff and residents/applicants on their rights and responsibilities under the law and that specifically addresses any deficiencies addressed in the testing analysis. In tandem with both the testing and training, CHA will work with fair housing providers throughout the region to coordinate efforts to affirmatively advance fair housing and expand housing choice options for both public housing families and HCV Program participants.

#### **HOPE VI Revitalization Grant**

CHA uses funds awarded through HOPE VI Revitalization Grants to further the goals of the Plan for Transformation through rehabilitation and redevelopment activity, as well as neighborhood revitalization and community reinvestment work. A HOPE VI Grant award enables planned but unfunded, mixed-income/mixed-finance revitalization projects to be actualized by covering the current capital fund shortfalls. In order to finish the third on-site phase of the Madden Park Homes/Ida B. Wells Homes and Extension/Clarence Darrow Homes (017000) redevelopment project, CHA intends to apply for a HOPE VI Revitalization Grant in the latter part of FY2009. If awarded, this grant would provide CHA with the essential funding for the third on-site phase of the Oakwood Shores redevelopment and would enable current financing to be allocated to other redevelopment projects not within the purview of the grant. Additionally, if HUD releases a HOPE VI Revitalization Grant SuperNOFA (or a grant opportunity through a successor

### **SECTION III: NON-MTW RELATED HOUSING AUTHORITY INFORMATION**

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program) for FY2010, CHA anticipates applying for that grant, too, for use on redevelopment projects at Lathrop Homes (022000) and/or LeClaire Courts (024000).





# **Section IV**

# **Long-Term MTW Plan**

## **SECTION IV: LONG-TERM MTW PLAN**

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In FY2000, CHA joined the MTW Demonstration Program and began the largest effort to revitalize public housing in the country through the Plan for Transformation. Throughout FY2009, CHA has examined the progress and challenges of the first ten years of the Plan to inform strategies going forward and to create a vision for the successful completion of the Plan. Looking ahead to FY2010 and beyond, CHA will continue to use the flexibility provided by the MTW Demonstration Program, along with the experience of past accomplishments and lessons learned, to achieve its goals. In addition, CHA will continue to build upon its invaluable partnerships with for-profit and not-for-profit organizations and agencies at the local, state, and federal level. Throughout the implementation of the Plan, CHA is committed to pursuing the three MTW Statutory Objectives of the MTW Demonstration Program.

### **MTW STATUTORY OBJECTIVE I:**

#### ***Increase Housing Choices for Low-Income Families***

CHA will complete the redevelopment and/or rehabilitation of 25,000 public housing units upon completion of the Plan for Transformation. By the end of FY2010, CHA seeks to develop 18,703 public housing units, which is 74.81% of the 25,000 unit goal. (Refer to the following *Projected Unit Completion Schedule* in this Section and *Projected Unit Completion Schedule Summary* in Appendix 1 for a breakdown of planned unit delivery activity.)

Of the 25,000 public housing units to be renovated or replaced under the Plan for Transformation, a total of 7,704 family public housing rental units are planned to be developed in mixed-income communities. Total unit production in the mixed-income communities is anticipated to include 21,998 units. In addition to the public housing rental units, a total of 3,994 affordable rental and 1,683 affordable for-sale homes are planned in these communities. Projected market-rate units include 1,628 rental and 6,989 for-sale homes. Mixed-income communities provide public housing residents options to live in neighborhoods that provide levels of amenities and standards attractive to people with the economic means to access a greater range of choices. (Refer to *Mixed-Income Family Housing Redevelopment: Proposed Total Unit Delivery through FY2015* table in this Section for more information on planned mixed-income redevelopment activity.)

## SECTION IV: LONG-TERM MTW PLAN

Projected Unit Delivery Schedule								
AMP Number*	Development Name	Public Housing Unit Completion Schedule**						Total Units by the End of Plan for Transformation***
		FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	
<b>Family Housing Redevelopment - Mixed-Income/Mixed-Finance</b>								
001000	<b>ABLA Homes</b>	<b>0</b>	<b>0</b>	<b>89</b>	<b>145</b>	<b>276</b>	<b>382</b>	<b>1,467</b>
001000	Brooks Homes	-	-	-	-	-	-	330
116000	Roosevelt Square Phase 1	-	-	-	-	-	-	125
133000	Roosevelt Square Phase 2	0	0	8	0	0	0	128
777777	Future Roosevelt Square Redevelopment	0	0	81	145	276	0	502
	Off-Site Redevelopment (PH units only)	0	0	0	0	0	382	382
089000	<b>Frances Cabrini Extension North</b>	<b>0</b>	<b>39</b>	<b>18</b>	<b>66</b>	<b>92</b>	<b>90</b>	<b>700</b>
027000	Mohawk North	-	-	-	-	-	-	16
028000	North Town Village I	-	-	-	-	-	-	39
109000	North Town Village II	-	-	-	-	-	-	40
097000	Mohawk Partners	-	-	-	-	-	-	5
098000	Renaissance North	-	-	-	-	-	-	18
088000	Old Town Square	-	-	-	-	-	-	16
090000	Orchard Park	-	-	-	-	-	-	13
102000	Old Town Village East I	-	-	-	-	-	-	12
102000	Old Town Village East II	-	-	-	-	-	-	16
104000	Old Town Village West	-	-	-	-	-	-	38
101000	Domain Lofts	-	-	-	-	-	-	16
118000	River Village North	-	-	-	-	-	-	25
136000	River Village South	-	-	-	-	-	-	18
129000	River Village Pointe (864 N. Larrabee, site G)	-	-	-	-	-	-	12
123000	The Larrabee (865 N. Larrabee)	-	-	-	-	-	-	4
126000	Parkside of Old Town Phase 1-CONDO	-	-	-	-	-	-	72
131000	Parkside of Old Town Phase 1-RENTAL	-	-	-	-	-	-	35
147000	Parkside of Old Town Phase 2A-RENTAL	0	39	0	0	0	0	39
777777	Future Parkside of Old Town Redevelopment	0	0	18	0	24	45	87
	Future Frances Cabrini Extension North Redevelopment	0	0	0	66	68	45	179
004000	<b>William Green Homes/1230 N. Burling</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>300</b>
777777	Future William Green Homes/1230 N. Burling Redevelopment	0	0	0	100	100	100	300
089000	<b>Frances Cabrini Extension South</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>200</b>
777777	Future Frances Cabrini Extension South Redevelopment	0	0	0	0	100	100	200
093000	<b>Governor Henry Horner Homes</b>	<b>46</b>	<b>0</b>	<b>13</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>826</b>
093000	Horner Phase 1 and Annex	-	-	-	-	-	-	553
019000	Westhaven Ila1	-	-	-	-	-	-	87
121000	Westhaven Ila2 Mid-rise	-	-	-	-	-	-	34
132000	Westhaven Phase IIB	-	-	-	-	-	-	70
141000	Westhaven Phase IIC- Rental	46	0	0	0	0	0	46
777777	Future Westhaven Redevelopment	0	0	13	23	0	0	36
	<b>Lakefront Replacement Housing</b>	<b>0</b>	<b>28</b>	<b>0</b>	<b>19</b>	<b>3</b>	<b>162</b>	<b>441</b>
033000	Completed Scattered Sites-SE (N. Kenwood/Oakland)	-	-	-	-	-	-	56
032000	Lakefront Program 194 - W. Ridge/Rogers Park (SS-NE)	-	-	-	-	-	-	38
033000	Shakespeare (SS-SE)	-	-	-	-	-	-	12
105000	Lake Park Crescent Phase 1	-	-	-	-	-	-	60
033000	Hutchinson Row (SS-SE)	-	-	-	-	-	-	20
119000	Jazz on the Boulevard	-	-	-	-	-	-	30
140000	Lake Park Crescent For Sale Phase 1	-	-	-	-	-	-	13
777777	Future Lake Park Crescent Redevelopment	0	28	0	19	0	0	47
	Future Lakefront Replacement Housing Redevelopment	0	0	0	0	3	162	165
022000	<b>Lathrop Homes</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>400</b>
777777	Future Lathrop Homes Redevelopment	0	0	100	100	100	100	400
	<b>Lawndale Complex Redevelopment</b>	<b>0</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>0</b>	<b>100</b>
149000	Lawndale Phase 1: Ogden North	0	60	0	0	0	0	60
777777	Future Lawndale Redevelopment	0	0	0	0	40	0	40
024000	<b>LeClaire Courts Extension</b>	<b>0</b>	<b>0</b>	<b>75</b>	<b>75</b>	<b>75</b>	<b>75</b>	<b>300</b>
777777	Future LeClaire Courts Extension Redevelopment	0	0	75	75	75	75	300
	<b>Rockwell Gardens Redevelopment</b>	<b>0</b>	<b>65</b>	<b>33</b>	<b>49</b>	<b>45</b>	<b>0</b>	<b>269</b>
112000	Archer Courts	-	-	-	-	-	-	4
107000	West End Phase 1A (off-site)	-	-	-	-	-	-	14
106000	1 South Leavitt	-	-	-	-	-	-	2
120000	Jackson Square at West End Phase IB	-	-	-	-	-	-	57
148000	West End Phase 2	0	65	0	0	0	0	65
777777	Future West End Redevelopment	0	0	0	49	45	0	94
150000	Maplewood Courts	0	0	33	0	0	0	33

## SECTION IV: LONG-TERM MTW PLAN

Projected Unit Delivery Schedule (Continued)								
AMP Number*	Development Name	Public Housing Unit Completion Schedule**						Total Units by the End of Plan for Transformation***
		FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	
	<b>Stateway Gardens Redevelopment</b>	<b>0</b>	<b>43</b>	<b>44</b>	<b>51</b>	<b>110</b>	<b>110</b>	<b>439</b>
115000	The Pershing Phase IA (offsite)	-	-	-	-	-	-	27
125000	Park Boulevard Phase IB (on-site)	-	-	-	-	-	-	54
777777	Future Park Boulevard Redevelopment	0	43	44	51	110	110	358
	<b>Robert Taylor Homes Redevelopment</b>	<b>42</b>	<b>18</b>	<b>108</b>	<b>108</b>	<b>183</b>	<b>147</b>	<b>851</b>
021000	Langston	-	-	-	-	-	-	29
020000	Quincy	-	-	-	-	-	-	27
117000	Mahalia Place (Legends South C-1)	-	-	-	-	-	-	54
127000	Hansberry Square (Legends South A-1)	-	-	-	-	-	-	83
139000	Coleman Place (Legends South C-2)	-	-	-	-	-	-	52
146000	Legends South A-2	42	18	0	0	0	0	60
777777	Future Legends South Redevelopment	0	0	108	108	183	147	546
	<b>Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes</b>	<b>29</b>	<b>78</b>	<b>43</b>	<b>32</b>	<b>235</b>	<b>276</b>	<b>900</b>
017000	Oakwood Shores (Phase 1A)	-	-	-	-	-	-	63
130000	Oakwood Shores (Phase 1B)	-	-	-	-	-	-	63
137000	Oakwood Shores (Phase 2A) Rental	-	-	-	-	-	-	81
145000	Oakwood Shores Phase 2B-I	29	0	0	0	0	0	29
777777	Future Oakwood Shores Redevelopment	0	78	43	32	235	276	651
	<b>Washington Park Homes Redevelopment</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>192</b>
108000	Washington Park-St. Edmund's Meadows	-	-	-	-	-	-	14
122000	Keystone Place (Outside N. Kenwood/Oakland)	-	-	-	-	-	-	38
777777	Future Washington Park Homes Redevelopment	0	0	35	35	35	35	140
<b>Family Housing Rehabilitation - Mixed-Income</b>								
	<b>Hilliard Towers Apartments</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>305</b>
099000, 134000	Hilliard Towers Apartments Phase 1	-	-	-	-	-	-	153
100000, 135000	Hilliard Towers Apartments Phase 2	-	-	-	-	-	-	152
124000	Fountainview	0	0	0	0	0	0	14
<b>TOTAL: Family Housing Rehabilitation - Mixed-Income</b>		<b>117</b>	<b>331</b>	<b>558</b>	<b>803</b>	<b>1,394</b>	<b>1,577</b>	<b>7,704</b>
<b>Senior Designated Housing Rehabilitation</b>								
	<b>Phases I-IV</b>	-	-	-	-	-	-	<b>8,798</b>
	<b>Phase V: Larrabee</b>	-	-	-	-	-	-	<b>83</b>
	<b>Phase VI</b>	-	-	-	-	-	-	<b>297</b>
044000	Flannery	-	-	-	-	-	-	125
053000, 144000	Britton Budd	-	-	-	-	-	-	172
	<b>Phase VII</b>	<b>99</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>204</b>
051000, 151000	Kenmore Apartments	99	0	0	0	0	0	99
058000, 152000	Ralph J. Pomeroy Apartments	0	105	0	0	0	0	105
<b>TOTAL: Senior Designated Housing Rehabilitation</b>		<b>99</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,382</b>
<b>Scattered Site Housing Rehabilitation</b>								
031000, 031002, 032000, 033000, 034000, 035000	Scattered Sites North Central, North West, Northeast, Southeast, Southwest, and West	-	-	-	-	-	-	2,525
	Cabrini-Lincoln	-	-	-	-	-	-	18
<b>TOTAL: Scattered Site Housing Rehabilitation</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,543</b>
<b>Family Housing Rehabilitation</b>								
002000, 002100	Altgeld Gardens	290	455	0	0	0	0	1,464
023000	Phillip Murray Homes	0	0	174	0	0	0	488
003000	Bridgeport Homes	-	-	-	-	-	-	111
013000	Dearborn Homes	180	166	0	0	0	0	668
091000	Frances Cabrini Rowhouses	100	100	140	146	0	0	586
018100	Lake Parc Place	-	-	-	-	-	-	300
095000	Lawndale Gardens	-	-	-	-	-	-	125
025000	Lowden Homes	-	-	-	-	-	-	127
038000	Trumbull Park Homes	-	-	-	-	-	-	434
039000	Washington Park Low-Rises	59	0	0	0	0	0	332
040000	Wentworth Gardens	-	-	-	-	-	-	343
<b>TOTAL: Family Housing Rehabilitation</b>		<b>629</b>	<b>721</b>	<b>314</b>	<b>146</b>	<b>0</b>	<b>0</b>	<b>4,978</b>
<b>To Be Redeveloped</b>								
016000	Harold Ickes Homes	0	0	50	50	50	50	200
<b>TOTAL: To Be Redeveloped</b>		<b>0</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>200</b>
<b>Property Investment Initiative</b>		<b>45</b>	<b>59</b>	<b>44</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>193</b>
<b>GRAND TOTALS</b>								
<b>TOTAL NUMBER OF PUBLIC HOUSING UNITS</b>		<b>890</b>	<b>1,216</b>	<b>966</b>	<b>1,044</b>	<b>1,444</b>	<b>1,627</b>	<b>25,000</b>
<b>CUMULATIVE TOTAL NUMBER OF PUBLIC HOUSING UNITS</b>		<b>18,703</b>	<b>19,919</b>	<b>20,885</b>	<b>21,929</b>	<b>23,373</b>	<b>25,000</b>	<b>N/A</b>
<b>PERCENTAGE OF 25,000</b>		<b>74.81%</b>	<b>79.68%</b>	<b>83.54%</b>	<b>87.72%</b>	<b>93.49%</b>	<b>100.00%</b>	<b>N/A</b>

\*Future public housing redevelopment beyond FY2010 is designated with AMP 777777.

\*\*Completed phase unit delivery before FY2010 is designated with "-".

\*\*\*Includes projected unit delivery through FY2009.

## SECTION IV: LONG-TERM MTW PLAN

The extreme housing and credit market downturn that started in late 2008 affects mixed-income redevelopment in several ways. First, for-profit corporations which invest in low-income tax credits to produce equity for affordable and public housing rental units have less income to shelter. As a result, the amounts of equity that can be raised have decreased by as much as 30%, creating an increased need for subsidy to close the gaps. Debt for rental projects is also harder to obtain, and terms are less attractive. At the same time, fewer buyers are able to access mortgages to purchase market-rate homes in the mixed-income developments. Sales have slowed, although they have not stopped in the way that many market-rate projects are experiencing. CHA is working with all of its partners to explore ways to effectively produce high-quality mixed-income housing for the long-term, despite such adverse market conditions in the near term. CHA remains focused on fulfilling its commitments under the Plan for Transformation.

Mixed-Income Family Housing Redevelopment*				
Proposed Total Unit Delivery through FY2015				
Development Name	Total Planned Public Housing Units	Total Planned Affordable Housing Units	Total Planned Market Rate Housing Units	Total Planned Mixed-Income Housing Units by End of Plan for Transformation
ABLA Homes	1,467	720	968	3,155
Frances Cabrini Extension North/William Green Homes/ 1230 N. Burling/Frances Cabrini Extension South	1,200	932	3,009	5,141
Governor Henry Horner Homes	826	163	369	1,358
Lakefront Homes Replacement Housing	441	190	376	1,007
Lathrop Homes	400	400	400	1,200
Lawndale Complex	100	100	100	300
LeClaire Courts Extension	300	300	300	900
Madden Park/Ida B. Wells Homes and Extension/ Clarence Darrow Homes	900	780	1,320	3,000
Rockwell Gardens	269	265	317	851
Stateway Gardens	439	438	439	1,316
Robert Taylor Homes	851	831	868	2,550
Washington Park Homes	192	183	146	521
Hilliard Towers Apartments	305	349	0	654
Fountainview	14	26	5	45
<b>TOTAL Proposed Mixed-Income Family Housing Redevelopment</b>	<b>7,704</b>	<b>5,677</b>	<b>8,617</b>	<b>21,998</b>

\*Refer to Projected Unit Delivery Schedule in this section for mixed-income public housing redevelopment by AMP.

In addition to the continued development of new public housing units on sites owned by the Authority, CHA will increase housing choices for Chicago's low-income families by further developing innovative programs, such as the Choose-to-Own Home Ownership Initiative, the Property Investment Initiative and the Regional Housing Initiative. The Choose-to-Own Home Ownership Initiative is a program which promotes current CHA residents toward first time home ownership. The Property Investment Initiative acquires single-family

## SECTION IV: LONG-TERM MTW PLAN

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properties for lease to public housing families, specifically families needing larger units. Lastly, the Regional Housing Initiative collaborates with housing authorities in three local jurisdictions to place project-based vouchers in areas with convenient access to regional employment centers.

### MTW STATUTORY OBJECTIVE II:

**Give Incentives to Families with Children where the Head of Household is Working, is Seeking Work, or is Preparing for Work by Participating in Job Training, Educational Programs, or Programs that Assist People to Obtain Employment and Become Economically Self-Sufficient**

CHA's Plan for Transformation is grounded on the principle that it must promote a model of self-sufficiency for its current residents. CHA's FamilyWorks program is designed to promote the MTW Statutory Objectives that promote self-sufficiency among assisted families, achieve programmatic efficiency, and increase housing choices for low-income households. Six contractors provide services through a customized, web-based management tracking system. Also, CHA continues to develop services for residents with the Family Self-Sufficiency program (FSS), which encourages residents to become financially independent. The FSS program is a five-year asset-building program during which participants work with a case manager to achieve employment and self-sufficiency goals. Over the course of the five years, as participants' rent increases due to increased earnings, CHA applies a formula that places the difference of the starting rent and the increased rent into an escrow account. Upon completing their goals after five years, the family receives the money that was placed in escrow, plus interest. Participation in the FSS program promotes self-sufficiency and increased financial literacy. CHA will also continue to implement CHA's Work Requirement which requires all non-exempt adult members of a public housing unit to be actively engaged in work or work-related activities. (Refer to Section VI for more information on CHA's Work Requirement.)



### HCV Work Requirement and Rent-Based Work Incentives

As CHA looks to the future, CHA will continue to use the flexibilities afforded through participation in the MTW Demonstration Program. For instance, in the preceding year CHA implemented CHA's Work Requirement across the public housing stock and seeks to expand this idea to the CHA HCV Program in the coming years. To start, CHA anticipates introducing a work requirement to HCV Program participants in a pilot format in either FY2010 or FY2011 and eventually envisions a broad application of the work requirement within the entire CHA HCV Program.

## **SECTION IV: LONG-TERM MTW PLAN**

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The pilot work requirement study would apply to a select group of HCV Program participants. CHA intends to evaluate the responses and results from program participants in the pilot program in order to gauge effectiveness of the Work Requirement in furthering self-sufficiency. Moreover, as a part of the pilot program, CHA seeks to incorporate rent-based work incentives for HCV Program participants selected for participation. Work incentives may include transit and child care deductions which would be used in calculating a participant's adjusted rent payment.

### **MTW STATUTORY OBJECTIVE III:**

#### **Reduce Costs and Achieve Greater Cost Effectiveness in Federal Expenditures**

##### **Energy Efficiency and Environmental Sustainability**

CHA anticipates incorporating energy efficiency and environmental sustainability components into future redevelopment projects, in order to both reduce energy costs for residents and decrease energy consumption at large public housing developments. In FY2010, CHA will undertake a community planning process for Lathrop Homes (022000), which will identify strategies to develop a Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) certified community. A LEED-ND community seeks to maximize energy efficiency not only at a building level but also for environmentally sustainable solutions at a community level. The goal is to create a redevelopment plan that outlines energy conservation measures that could be obtained in the future redevelopment of Lathrop Homes.

##### **HCV Rent Structure Reform**

In the coming years, CHA plans to reform its rent structures and the corresponding guiding policies and procedures in order to bring about administrative cost savings for the HCV Program. In FY2010, CHA plans to begin the initial steps necessary to see this reform actualized. These steps include, but are not limited to: conducting a study of the impacted population; analyzing the current HCV Administrative Plan and proposing revised rent provisions; consulting both residents and the public on the proposed changes by conducting a public consultation process; going before the Board for approval of the proposed changes; and submitting documentation to HUD of each of the abovementioned steps.

At a cursory level, the results of the rent structure reform will assist in the design of flat subsidy schedules by household size and income range. The schedules are anticipated to be developed in FY2010 and will include distinct formulas for families where adults are working either full- or part-time, as well as where families are not working, but are eligible for an exemption based on HUD's definitions of elderly or disabled. Furthermore, CHA plans to incorporate utility and medical allowances, and child care, in addition to work

## SECTION IV: LONG-TERM MTW PLAN

related expenses, and transportation costs as a form of income deductions. Upon completion of the administrative steps necessary to implement rent reform, CHA anticipates rolling out the initial rent reform provisions as early as FY2010.

### Capital Improvement Model

CHA's Office of Budget Management has developed a capital improvement model, which forecasts capital funding levels through FY2015. This model estimates funding allocations for both planned and forecasted development and construction activities through the end of the Plan for Transformation. Moreover, the Capital Improvement Plan enables CHA to have the necessary financing in place to fund projects anticipated in the coming years.

Public Housing Capital Improvement Plan							
Current Year		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	Total CHA Capital	2010	2011	2012	2013	2014	2015
<b>Sources of Funds</b>							
Capital Fund Program	606,915,159	114,552,016	108,824,415	103,383,194	98,214,035	93,303,333	88,638,166
HOPE VI Grants	73,238,376	41,182,876	11,105,500	14,400,000	6,550,000	0	0
Other Funding	33,122,143	14,014,092	17,882,019	592,350	0	633,682	0
City/State	3,361,041	3,361,041	0	0	0	0	0
Capital Fund - Stimulus	82,127,447	82,127,447	0	0	0	0	0
General Fund Requirement	372,402,662	141,455,824	74,417,852	53,989,638	38,615,398	28,175,760	35,748,190
Projected Capital Fund Carryover	24,733,161	24,733,161	0	0	0	0	0
<b>Total Sources</b>	<b>1,195,899,989</b>	<b>421,426,457</b>	<b>212,229,786</b>	<b>172,365,182</b>	<b>143,379,433</b>	<b>122,112,775</b>	<b>124,386,356</b>
<b>Uses of Funds</b>							
Category 1: Existing Redevelopment Commitments	142,360,033	23,172,210	14,425,473	16,792,350	35,450,000	27,620,000	24,900,000
Category 2: Senior Housing	79,200,097	51,210,270	12,352,163	2,986,276	4,322,593	3,823,820	4,504,975
Category 3: Scattered Sites	50,418,704	32,667,979	3,808,645	3,485,520	3,485,520	3,485,520	3,485,520
Category 4: Non-202 Family Properties	162,120,663	26,828,141	42,672,535	32,687,994	25,701,992	16,300,000	17,930,000
Category 5a: 202 Family Properties	308,673,129	162,622,110	62,194,271	46,062,447	5,938,700	20,832,800	11,022,800
Category 5b: 202 Family Properties	96,557,347	32,085,447	11,226,900	10,550,000	18,550,000	6,920,000	17,225,000
Contingency	37,485,955	16,157,924	14,522,727	5,979,400	825,904	0	0
Architectural & Engineering	28,660,446	14,445,498	6,179,395	4,858,792	1,705,775	713,754	757,232
Construction Management	17,470,981	4,946,872	5,081,931	5,234,389	2,207,789	0	0
<b>Sub-Total - Project Capital Requirements</b>	<b>922,947,354</b>	<b>364,136,452</b>	<b>172,464,040</b>	<b>128,637,168</b>	<b>98,188,273</b>	<b>79,695,894</b>	<b>79,825,527</b>
Capital Maintenance	50,334,920	20,334,920	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
Development Management Staff and Expenses	15,623,996	2,655,468	2,555,820	2,553,800	2,551,783	2,618,964	2,688,161
Capital Construction Staff and Expenses	10,191,462	1,735,860	1,663,676	1,662,214	1,660,752	1,709,417	1,759,543
Other Administrative Expenses	133,488	133,488	0	0	0	0	0
Environmental Consulting/Remediation includes CCD	88,278,170	10,971,670	12,161,000	16,127,500	17,591,000	14,700,000	16,727,000
Family Property Make-Ready	846,000	846,000	0	0	0	0	0
City/State	3,226,599	3,226,599	0	0	0	0	0
<b>Total Uses</b>	<b>1,091,581,989</b>	<b>404,040,457</b>	<b>194,844,536</b>	<b>154,980,682</b>	<b>125,991,808</b>	<b>104,724,275</b>	<b>107,000,231</b>
<b>Bond Debt Service</b>							
Interest	52,318,000	9,766,000	9,375,250	8,964,500	8,532,625	8,078,500	7,601,125
Serial Principal	52,000,000	7,620,000	8,010,000	8,420,000	8,855,000	9,310,000	9,785,000
<b>Total Bond Debt Service</b>	<b>104,318,000</b>	<b>17,386,000</b>	<b>17,385,250</b>	<b>17,384,500</b>	<b>17,387,625</b>	<b>17,388,500</b>	<b>17,386,125</b>
<b>Total Expenditure</b>	<b>1,195,899,989</b>	<b>421,426,457</b>	<b>212,229,786</b>	<b>172,365,182</b>	<b>143,379,433</b>	<b>122,112,775</b>	<b>124,386,356</b>
<b>Cumulative Funding Availability / (Requirement)</b>	(0)	(0)	0	0	(0)	0	0



# Section V Proposed MTW Activities

## **SECTION V: PROPOSED MTW ACTIVITIES – HUD APPROVAL REQUESTED**

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The following constitutes a detailed list of proposed MTW activities for which CHA seeks HUD's approval. These activities have been streamlined from previous years, focusing on CHA's exercise of the regulatory flexibilities afforded by its participation in the MTW Demonstration Program. CHA continues to reflect on innovative ways to use the MTW designation and seeks to build on its current platform of program offerings and utilization of MTW flexibilities in years to come.

### **Public Housing Home Ownership Program**

CHA endeavors to create a public housing home ownership program modeled after the successful CHA HCV Choose-to-Own Home Ownership Program. Households would be able to purchase homes available across either CHA's scattered site or family housing portfolios. Participating families would be connected to the financial resources available to assist with meeting down payment requirements. An important component of the program would be training to familiarize participants with the pre-purchase and home buying process, along with financial management workshops to remain a prosperous homeowner. When implemented, families may be able to have their monthly rent payment along with CHA's annual contribution assigned to their individual mortgage debt. This program will further the MTW Program objectives of increasing housing options for low-income families by connecting residents to home ownership options not otherwise within their reach.

### **Establishment of Reasonable Cost Formula and Methodologies for Redevelopment**

CHA will establish in FY2010 a reasonable cost limitations for its redevelopment activities that will replace HUD's current Total Development Cost (TDC) limits. Generally, CHA will request that it be permitted to expend up to 30 percent more in capital and/or HOPE VI funding per unit of housing developed in its mixed-income communities. CHA will utilize these limitations during FY2010. The reasonable cost formula will convert CHA's historical total development costs and market conditions into a table of limitations by unit bedroom size and building structure type.

The economic downturn has dramatically reduced the market value of Low Income Housing Tax Credits (LIHTC). These tax credits are sold to investors that provide equity required to develop new mixed-income rental housing. Historically, funds from the sale of tax credits have been used to fund affordable housing development and have supplemented HOPE VI or capital funds as a major source for new CHA units. Under current conditions, the value of LIHTCs has been reduced by about 30 percent accompanied by much stricter underwriting terms for developers. Meanwhile, the availability of tax credits has not changed significantly.

## **SECTION V: PROPOSED MTW ACTIVITIES – HUD APPROVAL REQUESTED**

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Another major source of affordable housing funding has been the federal HOME Loan Program. During the previous administration this program shrank and its resources for Chicago have not kept pace with the need, especially as it relates to new housing in CHA communities. Under the proposed MTW activity, units for CHA families will be funded almost exclusively by HOPE VI or capital funds. The limited supply of HOME funds and LIHTC equity would be applied primarily to the non-CHA affordable units in the new mixed-income communities which are a required component of the larger mixed-income concept.

### **New Project-Based Voucher Initiatives**

Depending upon the results of making vouchers available for project-basing in FY2009, CHA will consider whether to make additional project-based voucher units available in order to secure priority unit types including supportive housing for families, units for large families, and units in areas of lower minority/poverty concentrations. All of these initiatives increase the number and variety among housing choices for low-income families across Chicago.

### **Housing Quality Standards (HQS) Inspection Criteria**

CHA proposes to further reduce its HCV Program administrative expenses by studying the merits of accepting inspections which have been conducted by agencies other than CHA. Under the alternate inspection approach, ongoing inspection requirements may be met by a satisfactory inspection of the property under the rules of another federal housing assistance program or under a non-federal program with standards that equal or exceed the protections of the voucher program Housing Quality Standards (HQS). To evaluate the merits of this process, CHA proposes to study and to compare the results of inspections that were conducted for properties which are governed by the Uniform Physical Conditions Standards (UPCS). Then, CHA will determine if the results are consistent with HQS and whether there are measurable benefits of such utilization.

### **Income Verification**

CHA proposes to allow the HCV Program participant to hand carry or otherwise provide third-party income verification forms as opposed to being manually verified for each income source. In addition, CHA will allow the income verifications to remain valid for 120 days as opposed to the regulatory 90 days time limit, in order to reduce the administrative time and expense incurred in certifying a HCV Program participant. The result will be a reduction in the time required to certify a HCV Program participant and increase administrative cost savings.

## **SECTION V: PROPOSED MTW ACTIVITIES – HUD APPROVAL REQUESTED**

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### **Exception Rents**

CHA proposes to self-certify exception rents (e.g. higher payment standards) that will increase the housing opportunities of our HCV Program participants in lower poverty, opportunity areas throughout Chicago.

### **Owner Excellence Program**

CHA proposes to develop an Owner Excellence Program to promote improved quality of properties and explore incentives to owners who consistently exceed HQS or offer properties which provide a greater quality of life for residents. The goal of the program is to provide a financial incentive to owners who implement the principles of excellent property management, including maintaining a nuisance and criminal-free environment and attractive curb appeal. CHA may explore additional incentive programs in conjunction with the city and state.

## SECTION V: PROPOSED MTW ACTIVITIES – HUD APPROVAL REQUESTED

Proposed MTW Activities - HUD Approval Requested						
MTW Activity	Statutory Objective	Baseline	Benchmark	Measurement	Authorization	Hardship Exemption
Public Housing Home Ownership Program	Increase Housing Options / Self-Sufficiency	Number of CHA public housing residents who bought homes in FY2008.	Increase the number of homes purchased by CHA public housing residents in FY2010.	Homes purchased by CHA public housing residents.	Attachment C, Section D(8)	Not Applicable
Establishment of Reasonable Cost Formula and Methodologies for Redevelopment	Reduce Costs	Current 2008 Total Development Cost limits issued by HUD. CHA reasonable cost limitations for its redevelopment activities will be determined by a formula and methodology agreed upon by HUD and CHA.	Percentage increase in the TDC limits required to fund up to 100% of the total costs of the redevelopment units and the projected increase in total units closed and under construction per annual funding round, adjusted for increased costs and reduced value of the dollar.	Percentage increase over the HUD TDC limits and the number of additional units funded by all FY2010 funding rounds available to the CHA mixed-income developments.	Attachment C, Section C(16)	Not Applicable
Project-Based Voucher Initiatives	Increase Housing Options	Option 1) The baseline is zero.  Option 2) Number of project-based vouchers in CHA's portfolio as of the end of FY2009.	Increase the number of project-based vouchers CHA administers for both supportive and low-income housing.	Number of project-based vouchers CHA allocates for supportive housing purposes.	Attachment C, Section D (7)(a-c)	Not Applicable
Housing Quality Standards Inspection Criteria	Reduce Costs	Number of HQS inspections conducted for minor deficiencies in the past 12 months, from June 1, 2008 through May 31, 2009 (20,399).	Reduce the number of HQS inspections conducted for minor deficiencies by 20%.	Number of HQS Inspections with minor deficiencies.	Attachment C, Section D(5)	Not Applicable
Income Verification	Reduce Costs	Length and amount of time it took to complete income verifications from June 2008 to July 2009.	Reduce both the length and amount of time taken to complete income verification by 25%.	Length and amount of time used to complete income verifications.	Attachment C, Section D(3)(b)	Not Applicable
Exception Rents	Option 1) Reduce Costs  Option 2) Increase Housing Options  Option 3) Increase Housing Options	Option 1) 45 days  Option 2) Number of housing options in the CHA HCV Program situated in Opportunity Areas at the end of FY2009.  Option 3) HUD FY2009 established payment standards - between 90 -110% of the published FMR for each unit size.	Option 1) Reduce the number of days it takes to certify exemption rent to an average of 7 days.  Option 2) Increase the number of HCV options in Opportunity Areas.  Option 3) Increase the percentage of Fair Market Rent used to determine HCV payment standards up to 300%.	Option 1) Number of days it takes to certify exemption rent.  Option 2) Number and property type of CHA HCV options in Opportunity Areas.  Option 3) Percentage of applicable Fair Market Rent used to determine HCV payment standards, which set the maximum subsidy payment a household may receive.	Attachment C, Section D(2)(c)	Not Applicable
Owner Excellence Program	Reduce Costs	Length of time to conduct inspections.	Reduce the number of staff hours to conduct inspections.	Number of staff hours used to conduct an inspection.	Attachment C, Section D(1)(a)	Not Applicable





# Section VI

## Ongoing MTW Activities

## **SECTION VI: ONGOING MTW ACTIVITIES – HUD APPROVAL PREVIOUSLY GRANTED**

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### **Work Requirement**

CHA implemented a work requirement in January 2009 as a condition of occupancy across its public housing stock. As a part of the requirement, every adult authorized member of a public housing unit, age 18 to age 62, or age 17 and not attending school full time, are to be engaged in employment or employment related activities<sup>1</sup> 15 hours per week on a regular basis for the first year of implementation, and for 20 hours per week thereafter, unless the adult authorized member is exempt or granted Safe Harbor. A resident may be eligible for an exemption, which they receive at annual re-examination, or a resident may be approved for Safe Harbor, in which case the resident has 90 days to become compliant with CHA's Work Requirement. Property managers will continue to re-examine a resident's Safe Harbor status every 90 days to determine continued eligibility throughout FY2010. If a resident is denied Safe Harbor, the resident has the right to grieve CHA's decision through the grievance process outlined in CHA's Resident's Grievance Procedure. CHA maintains resources for residents to aid in fulfilling CHA's Work Requirement through case management services and workforce development programs.

### **Office of the Ombudsman**

In FY2008, CHA created the Office of the Ombudsman to help meet the unique needs of CHA public housing residents living within mixed-income communities. The appointed Ombudsman serves as a liaison between CHA and residents. Throughout FY2010, this Office will continue to host at least three regional meetings (north central, south, and west) annually at or near mixed-income developments. Each meeting will provide these residents with a platform to have their concerns heard, as well as a forum to learn about the multitude of offerings that CHA and each mixed-income community provides. FamilyWorks, Community Supportive Service Providers, and Relocation Service Providers will remain available to assist residents in preparation for impending moves by navigating residents through each stage of the relocation process, as well as assisting residents in becoming active members of their new mixed-income community.



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<sup>1</sup> Pursuant to the FY2009 CHA ACOP "Applicants, residents, and adult authorized family members of the household may meet the work requirement through any combination of employment, attendance at an accredited school, educational institution, training program, job readiness, GED or literacy program, internship, or work experience opportunity."

## **SECTION VI: ONGOING MTW ACTIVITIES – HUD APPROVAL PREVIOUSLY GRANTED**

### **Seventy-Five Dollar Minimum Rent**

CHA increased the minimum rent from \$50 to \$75 during FY2009. The revised rent level allows CHA in FY2010 to meet the increasing costs accompanied with maintaining its assets in a safe and decent manner, as well as mitigate the rising costs of revitalizing its housing stock. This increase takes into account cost of living adjustments which had neither been considered nor incorporated in many years.

### **Re-examinations of HCV Program Participants**

In FY2009, CHA revised its re-examination schedule for HCV Program participants to occur triennially instead of annually for seniors and disabled individuals, as well as biennially for the remainder of the participant population. This adjustment enables CHA to expend less staff time on administration of re-examinations and more time both managing and improving the program offerings. During FY2010, CHA will maintain this new re-examination structure in order to continue to accrue cost savings and to generate more efficient use of staff time throughout the year.

### **Exceed the Limit of 25% Project-Based Voucher Assistance**

CHA, in alignment with the original intent of the MTW Demonstration program, is providing more than the bricks and mortar to rebuild homes, but also providing the building blocks to improve residents' lives. These goals can only be accomplished through the essential waivers and funding flexibility that the MTW Demonstration Program affords. CHA utilizes MTW waivers to create innovative funding structures for its developments, scattered throughout Chicago's communities. The Amended and Restated MTW Agreement includes a waiver of the 25% limit on the percentage of dwelling units in any building that can be assisted under a housing assistance payment contract for project-based voucher assistance, thereby enhancing the flexibility of CHA's project-based voucher program. CHA seeks to continue its exercise of this waiver throughout FY2010.

### **Project-Based Voucher Initiatives**

CHA participates in two project-based voucher (PBV) programs which enable developers to be awarded PBVs for revitalization of affordable rental housing. The first program, the Chicago Supportive Housing Initiative, is a collaborative effort between CHA, the Chicago Department of Community Development, and the Chicago Department of Family and Support Services, wherein together the participating agencies work to maintain the availability of units across Chicago that are designated as Single Room Occupancy (SRO). Through this collaboration CHA anticipates providing additional PBV assistance during FY2010 in an effort to sustain both subsidized affordable and SRO units for low-income individuals and families.

## **SECTION VI: ONGOING MTW ACTIVITIES – HUD APPROVAL PREVIOUSLY GRANTED**

The Regional Housing Initiative is another collaboration in which CHA will continue its participation in FY2010. Together, CHA, Cook County Housing Authority, Lake County Housing Authority, McHenry County Housing Authority, the Metropolitan Planning Council, and the Illinois Housing Development Authority (IHDA) provide incentives to developers who are committed to preserve and/or increase the supply of affordable rental housing, and expand affordable housing opportunities near transportation corridors and viable job opportunities. (Refer to Section II: General Housing Authority Operating Information for more information on CHA's PBV program.)

### **Property Investment Initiative**

CHA's Property Investment Initiative (PII) was Board approved in FY2009 and implementation will be carried out in FY2010. Through the PII, CHA plans to purchase housing units with three or more bedrooms primarily in opportunity areas that are available for sale as a result of foreclosure or through the traditional real estate acquisition process. Plans are already underway to rehabilitate these homes after purchase and make each available for rent, as a public housing unit in CHA's Scattered Site Portfolio. During the year, CHA anticipates its continued collaborations with various City of Chicago departments, community groups, and foundations who share an interest in preserving affordable housing to map out potential sites and devise a leasing schedule.

### **Revitalization of 25,000 Public Housing Units**

CHA will continue to pursue the goal of revitalizing 25,000 public housing units by the end of the Plan through redevelopment or rehabilitation activities. Each year CHA makes progress toward its 25,000 unit delivery goal by completing additional public housing units and creating more housing options for CHA's residents. In FY2010, CHA will work with its contracted vendors to develop, inspect and deliver mixed-income/mixed-finance housing, as well as rehabilitate family and senior designated housing properties.

### **Establishment of a Reasonable Cost Formula and Methodologies**

In FY2010, CHA will use an alternate Total Development Cost (TDC) formula for rehabilitation activities based on changing market conditions. The formula incorporates adjustments to HUD's FY2009 TDC limit for Chicago.

## **SECTION VI: ONGOING MTW ACTIVITIES – HUD APPROVAL PREVIOUSLY GRANTED**

### **Use of Streamlined Processing Instructions for Demolition, Disposition, and Demolition/Disposition Applications**

HUD's "Streamlined Processing Instructions for Disposition, Demolition, and Disposition/Demolition Applications from MTW Agencies" has been used by CHA for several years. Throughout FY2010, CHA will continue to use both the PIC system for all new mixed-income/mixed-finance developments requiring disposition approvals and seek amendments on a phase by phase basis for mixed-income/mixed-finance developments that have received initial disposition approvals from HUD. CHA will estimate the administrative cost savings resulting from continued use of the streamlined process.

### **Commercial Business Ventures with Mixed-Income/Mixed-Finance Developers to Promote Mixed-Use Properties**

As part of the redevelopment process and creation of mixed-income/mixed-finance communities, CHA continues to pursue commercial business ventures with developers. CHA first included mixed-use buildings in a rental transaction providing neighbor retail space in 2004. In FY2010, CHA plans to conduct a real estate transaction closing for one mixed-use (residential, medical, institutional use) development at Oakwood Shores mixed-income/mixed-finance community, the on-site replacement of the former Madden Park Homes/Ida B. Wells Homes and Extension/Clarence Darrow Homes (017000).

### **Acquisition of Mixed-Income/Mixed-Finance Units from Private Developers in FY2010**

As a goal of the Plan for Transformation, CHA acquires additional mixed-income/mixed-finance units from private developers through proposals from CHA's Housing for Chicagoans Everywhere (HCE) Program. CHA first selected a group of qualified developers in 2003 to provide off-site replacement units. Since then the program has evolved to include proposals from pre-qualified developers for projects that include a limited amount of CHA-owned land. In FY2010, CHA will seek to close and start construction at Ogden North, a new mixed-income/mixed-finance development. A portion will be constructed on-site of the former Lawndale Complex and another portion will be constructed on nearby off-site land.

### **Non-Residential Use of Units and Spaces**

During FY2010, CHA plans to continue the management of the Non-Residential Premises Use and Lease Policy (Non-Residential Policy), with a planned implementation date in late FY2009. In general, non-residential spaces are used for: property management purposes, resident programs, social services, public safety activities, and commercial opportunities. Furthermore, the Non-Residential Policy solicits service providers to occupy non-dwelling spaces to encourage resident self-sufficiency, to promote family stability

## **SECTION VI: ONGOING MTW ACTIVITIES – HUD APPROVAL PREVIOUSLY GRANTED**

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and resident well being, and to increase community involvement by public housing residents. By both selling and leasing non-residential spaces, CHA is able to bring valuable community services and to offer services more readily within the reach of families living in CHA's public housing stock.

## SECTION VI: ONGOING MTW ACTIVITIES – HUD APPROVAL PREVIOUSLY GRANTED

Ongoing MTW Activities - HUD Approval Previously Granted							
MTW Activity	Statutory Objective	Baseline	Benchmark	Measurement	Authorization	Hardship Exemption	Year Activity was Identified and Implemented
Work Requirement	Self-Sufficiency	Percentage of residents who were not engaged in employment-related activities, which fall within the definition of work pursuant to the work requirement on 12/31/08 (prior to its implementation).	Increase the percentage of residents who are engaged in employment-related activities that satisfy the work requirement.	Resident engagement in employment-related activities that satisfy the work requirement.	Attachment C, Section (15)	Yes	FY2009
Office of the Ombudsman	Self-Sufficiency	Creation of the Office of the Ombudsman during FY2008.	Electronically track the data collected from the Central Advisory Council (CAC), CHA Board Chair, and CHA CEO/President.	Written responses to each issue raised during residential meetings, within 30 calendar days of producing the meeting notes.	Attachment D, Paragraph 20	Not Applicable	FY2008
		Host semi-annual meetings in three geographic regions: North, South and West/Central.	Host meetings with mixed-income/mixed-finance residents at least semi-annually. Post the notes from the meetings and the CHA's responses within 60 days. Publishing a quarterly newsletter to inform residents of events and programs.	Tracking the number of meetings and resident participants, and posting the meeting notes and responses within 60 calendar days.			
Seventy-Five Dollar Minimum Rent	Reduce Costs	Amount of revenue generated from using a \$50 minimum rent.	Increase revenue from each resident who was paying a \$50 minimum rent in FY2008 by \$25 in FY2010.	Increase in revenue.	Attachment C, Section C (11)	Not Applicable	FY2009
Re-examinations for HCV Program Participants	Reduce Costs	The number of hours it takes a staff member to conduct annual recertification.	To reduce the number of staff hours it takes to complete recertification.	Staff hours saved each year.	Attachment C, Section D (1)(c)	Not Applicable	FY2009
		Number of staff used to complete annual recertifications.	Reduce the number of staff needed to complete recertifications.	Number of staff needed to complete recertifications.			
Exceed the Limit of 25% Project-Based Voucher Assistance	Increase Housing Options	25% of units in a building that is part of a PBV development will be designated for PBV use.	To increase the percentage of units that are project-based in each building of a PBV development above 25%.	The percentage increase in affordable housing units CHA will be able to provide through its PBV program.	Attachment D, Paragraph 6	Not Applicable	FY2008
Project-Based Voucher Initiatives	Increase Housing Options / Self-Sufficiency	883 PBVs planned to be issued to developers in FY2010 for new or existing developments.	Number of AHAPs signed.	Approved Board Resolutions for contracts with developers to build developments with a PBV component.	Attachment C, Section D (7) (a-c)	Not Applicable	FY2001
Property Investment Initiative	Increase Housing Options	Number of units with at least three bedrooms currently in CHA's housing stock.	Increase the number of units in CHA's housing stock with at least three bedrooms by 44 in FY2010.	Number of units in CHA's stock with at least three bedrooms, which meet the growing needs of larger units for expanding families.	Attachment C, Section B(1)(b)	Not Applicable	Program development began in FY2009, implementation anticipated for FY2010.

## SECTION VI: ONGOING MTW ACTIVITIES – HUD APPROVAL PREVIOUSLY GRANTED

Ongoing MTW Activities - HUD Approval Previously Granted							
MTW Activity	Statutory Objective	Baseline	Benchmark	Measurement	Authorization	Hardship Exemption	Year Activity was Identified and Implemented
Revitalization of 25,000 Public Housing Units	Increase Housing Options	CHA committed to redeveloping and/or rehabilitating 25,000 units of public housing when CHA joined the MTW Demonstration Program.	In FY2010, CHA will deliver 791 public housing units, bringing the total number of revitalized public housing units delivered to 18,597, which represents 74% of the 25,000 unit goal.	CHA will track the number of revitalized units delivered based on the number of City of Chicago's certificates of occupancy received and Habitat's Notices of Acceptance issued.	Attachment D, Paragraph 1	Not Applicable	FY2000
Establishment of a Reasonable Cost Formula and Methodologies for FY2009	Reduce Costs	The baseline is the reasonable cost limitations established by the CHA and approved by HUD in FY2008.	Lower the costs expended for development activity from HUD's FY2008 levels.	Cost savings generated by using an alternate TDC reasonable cost methodology.	Attachment C, Section C(16)	Not Applicable	FY2009
Use of Streamlined Processing Instructions for Demolition, Disposition, and Demolition/Disposition Applications	Reduce Costs	The baseline for this activity is that the CHA follows HUD's Streamlined Processing Instructions for Disposition, Demolition, and Disposition/Demolition Applications from MTW Agencies.	Several benchmarks, which include: submitting demolition and/or disposition applications using the HUD streamlined application for each new phase of mixed-income/mixed-finance communities, which have not been approved; and entering demolition and dispositions into the HUD Web Access Security Subsystem (WASS) as necessary, which allows HUD to access the application information instantaneously.	As a metric, the CHA will estimate the administrative costs savings resulting from using HUD's Streamlined Processing Instructions for Disposition, Demolition, and Disposition/Demolition Applications from MTW Agencies.	Attachment C, Section C(8)	Not Applicable	FY2002
Commercial Business Ventures with Mixed-Income/Mixed-Finance Developers to Promote Mixed-Use Properties	Increase Housing Options / Self-Sufficiency	Option 1) Prior to entering the MTW Demonstration Program, the CHA had not entered into commercial leases or facilitated the creation of mixed-use properties on its mixed-income/mixed-finance developments.  Option 2) Number of commercial business ventures.	Option 1) Facilitate the closing of a mixed-use property transaction in the former Madden/Wells/Darrow community.  Option 2) Increase the number of business ventures.	Board approval of commercial components to mixed-use developments	Attachment C, Section C(14)	Not Applicable	FY2003
Acquisition of Mixed-Income/Mixed-Finance Units from Private Developers	Increase Housing Options	Option 1) Prior to entering the MTW Demonstration program, the CHA did not have a pre-qualified pool of developers that had the flexibility to propose mixed-income developments on private or CHA land. Therefore, the baseline prior to the MTW Demonstration program is zero.  Option 2) Number of Units.	Option 1) Close on one real estate acquisition through the Housing for Chicagoans Everywhere Program on a portion of the former Lawndale Complex development.  Option 2) Increase the number of units.	60 public housing units within a mixed-income community at Ogden North (Lawndale Complex) are planned to be under construction in FY2010.	Attachment C, Section C(13)	Not Applicable	FY2004
Non-Residential Use of Units and Spaces	Reduce Costs	The current number of non-residential spaces.	Maintain the current number of occupied non-residential spaces.	Number of leases in effect for non-dwelling residential spaces.	Attachment C, Section C(15)	Not Applicable	FY2009



# **Section VII** **Sources & Uses of** **Funding**

## SECTION VII: SOURCES AND USES OF FUNDS

### PLANNED SOURCES AND USES OF MTW FUNDS

FY2010 PLANNED SOURCES OF MTW FUNDS				
MTW SOURCES	FY2009 Budgeted	FY2010 Proposed	Variance	% Change
<b>Low Rent</b>				
Operating Subsidy	\$ 151,120,766	\$ 148,435,573	\$ (2,685,193)	(1.8)
Tenant Rental Income	39,168,971	38,882,039	(286,932)	(0.7)
Investment Income	1,050,495	937,871	(112,624)	(10.7)
Other Income	785,425	938,525	153,100	19.5
<b>Capital</b>				
Capital Grant Funds	144,470,887	139,285,177	(5,185,710)	(3.6)
Capital Grant - Stimulus	61,785,733	82,127,447	20,341,714	32.9
<b>HCV</b>				
Housing Assistance Subsidy-MTW	331,059,607	344,530,993	13,471,386	4.1
Housing Assistance Subsidy- MTW Block Grant	113,885,176	194,301,539	80,416,363	70.6
Administrative Fees	28,635,940	28,635,940	-	0.0
Investment Income	1,899,505	1,612,129	(287,376)	(15.1)
<b>Total MTW Sources</b>	<b>\$ 873,862,505</b>	<b>\$ 979,687,233</b>	<b>\$ 105,824,728</b>	<b>12.1%</b>

#### FY2010 MTW Explanations:

1. Operating Subsidy calculation is based on 24,594 units less an adjustment for units scheduled for demolition and a projected appropriation level of 85%.
2. Tenant Rental projection based upon projected occupancy rates for each AMP (Asset Management Property).
3. Investment Income proposed budget based on projected portfolio balance multiplied by current U.S. Treasury Security benchmarks.
4. Other Income includes revenue received from the lease of CHA rooftops and other miscellaneous revenue sources.
5. Capital funding is based on a FY2009 contract award of \$114.6 million, carryover from prior year grants \$24.7 million and capital stimulus funding \$82.1 million.
6. Housing Assistance Subsidy is estimated based upon a projected lease-up of 35,069 HCV Vouchers, 13,274 MTW Block Grant.
7. The projected Administrative Fees is income earned for administering the Section 8 HCV Programs.

## SECTION VII: SOURCES AND USES OF FUNDS

FY2010 PLANNED USES OF MTW FUNDS			
MTW FUNDS	FY2009 Budgeted	FY2010 Proposed	% Change
<b>Low Rent</b>			
Administrative	\$ 60,548,947	\$ 59,603,325	(1.6)
Tenant Services	5,426,312	8,239,666	51.8
Utilities	30,147,782	30,879,516	2.4
Maintenance	71,511,041	66,457,136	(7.1)
Protective Services	16,789,999	15,664,716	(6.7)
General Expense	29,122,926	28,138,539	(3.4)
Interest Expense	362,422	362,422	0.0
Equipment	2,272,361	1,055,000	(53.6)
<b>Capital</b>			
Administrative	3,180,838	3,288,443	3.4
Tenant Services	162,000	162,000	0.0
Maintenance	5,704,618	6,000,000	5.2
General Expense	1,090,577	1,275,337	16.9
Interest Expense	35,100,374	17,386,000	(50.5)
Equipment	10,107,004	14,334,920	41.8
Capital Projects	208,541,005	304,263,824	45.9
Contingency	2,374,879	16,157,924	580.4
<b>HCV</b>			
Administrative	12,249,189	6,645,077	(45.8)
Tenant Services	42,575,405	54,290,102	27.5
Maintenance	8,520	-	(100.0)
General Expense	5,574,405	1,000,000	(82.1)
Housing Assistance Payments	331,011,901	344,483,286	4.1
<b>Total MTW Uses</b>	<b>\$ 873,862,505</b>	<b>\$ 979,687,233</b>	<b>12.1%</b>

### FY2010 MTW Fund Explanations:

- Administrative expenses include costs for staff for central office support functions, fringe benefits and administrative sundry.
- Tenant Services costs are based on expenditures for tenant relocation and supportive service contracts for the Chicago Park District, Family Works Programs and other housing and community outreach services.
- Utility expense budget reflects projected costs for water, sewer, electricity and gas, based on consumption and negotiated contracts with vendors.
- Maintenance projection reflects costs for contracts and services for the upkeep and maintenance of CHA's privately managed properties.
- Protective Services costs pertain to services provided by the Chicago Police Department for targeted patrols, plus security services at CHA and its administrative locations.
- General Expense reflects costs associated with employee benefits, insurance and operating contingency.
- Interest Expense for FY2010 represents the debt service principal and interest amount due on Bonds. (\$10.1M Interest, \$7.6M Principal).
- Equipment includes costs that pertain to enterprise storage, hardware and communication servers.
- Capital Project costs are related to the planned rehabilitation and redevelopment activities as they relate to the Plan for Transformation.
- Housing Assistance Payments are costs for administering the Section 8 (MTW) Program, based on 35,069 MTW, and 13,274 MTW Block Grant vouchers.

## SECTION VII: SOURCES AND USES OF FUNDS

### PLANNED SOURCES AND USES OF STATE AND LOCAL FUNDS

FY2010 PLANNED SOURCES OF OTHER PROGRAMS				
OTHER PROGRAM SOURCES	FY2009 Budgeted	FY2010 Proposed	Variance	% Change
Section 8 (Non-MTW)	\$ 6,261,165	\$ 6,196,954	\$ (64,211)	(1.0)
City State	1,188,829	-	(1,188,829)	(100.0)
Hope VI	17,486,399	45,470,803	27,984,404	160.0
Capital Fund Recovery Competition-Stimulus		13,362,624	13,362,624	100.0
Other Funding	41,455,990	5,905,742	(35,550,248)	(85.8)
<b>Total Other Program Sources</b>	<b>\$ 66,392,383</b>	<b>\$ 70,936,123</b>	<b>\$ 4,543,740</b>	<b>6.8%</b>

#### FY2010 Other Program Explanations:

1. Section 8 (Non-MTW) estimation based on 1,343 vouchers in the Moderate Rehabilitation Program and 50 vouchers under the Mainstream Program.
2. City/State (LeClaire Courts) is not funded due to the closure of this property.
3. Hope VI funding for FY2010 is projected to be spent for revitalization activities at Cabrini Homes Extension, ABLA, Madden/Wells, Rockwell Gardens, Robert Taylor and Stateway Developments.
4. Capital Fund Recovery Competition dollars (Stimulus) for FY2010 are projected to be spent on revitalization activities at Lawndale Gardens and the Pomeroy Senior Building.
5. Other Funding includes capital and non-capital income to redevelop Lake Park Crescent, Pomeroy and Lawndale Gardens and income from MacArthur, Earnfare, Victim Assistance and the Resident Opportunity and Self Sufficiency Grant (ROSS).

FY2010 PLANNED USES OF OTHER PROGRAMS			
OTHER PROGRAMS	FY2009 Budgeted	FY2010 Proposed	% Change
Section 8 (Non-MTW)	\$ 6,261,165	\$ 6,196,954	(1.0)
City/State	1,188,829	-	(100.0)
Hope VI	17,486,399	45,470,803	160.0
Capital Fund Recovery Competition (Stimulus)		13,362,624	100.0
Other Funding	41,455,990	5,905,742	(85.8)
<b>Total Other Program Uses</b>	<b>\$ 66,392,383</b>	<b>\$ 70,936,123</b>	<b>6.8%</b>

#### FY2010 Other Program Explanations:

1. Section 8 (Non-MTW) HAP is estimated based on 1,343 Moderate Rehabilitation vouchers and 50 Mainstream vouchers.
2. City/State (LeClaire Courts) denotes a zero budget due to the closure of this property.
3. HOPE VI budgeted costs are for capital projects related to revitalization, demolition and tenant relocation as a result of the Plan for Transformation.
4. Capital Fund Recovery Competition dollars (Stimulus) for FY2010 are projected to be spent on revitalization activities at Lawndale Gardens and the Pomeroy Senior Building.
5. Other Funding includes costs associated with various grants that support housing and supportive services for residents.

## SECTION VII: SOURCES AND USES OF FUNDS

### USE OF THE SINGLE-FUND FLEXIBILITY

As a participant in the MTW Demonstration, CHA combines its operating and capital funds in order to further both the MTW Statutory Objectives and advance the goals of the Plan for Transformation. A Single Fund Budget with full flexibility allows CHA to achieve local flexibility in both the design and administration of housing assistance to eligible families. The greatest impact of the single-fund flexibility is on CHA resources. These will be utilized more effectively and funding for programs will be aligned more accurately based on local needs.

The results of the single-fund block grant may be seen through: the development of revitalized public housing and expanded housing options for low-income families across Chicago; increased services that promote self-sufficiency and provide incentives for enhancing education and/or employment-related skills; and increased cost-effectiveness arising from the development of partnerships and community collaborations. In FY2010, CHA will continue to maximize the flexibilities afforded by the block grant designation through the administration of workforce development initiatives (e.g. City Colleges tuition assistance and Transitional Jobs), case management services (FamilyWorks, Cabrini Works, and Horner Engagement programs), family self-sufficiency opportunities, senior supportive services, and youth programming, in addition to development and construction activities already in place.

### RESERVE BALANCES AT THE BEGINNING OF THE YEAR

Level and Adequacy of Reserves	
SECTION 8 PROGRAM	FY2009 Actual
Section 8 Investment Reserve	\$ 39,795
Section 8 (MTW) Reserve	93,367
<b>Total Reserve Balances</b>	<b>\$ 133,162</b>

CHA's FY2009 reserve balance of \$133.2M will cover the FY2010 General Fund expenses.





# Section VIII Administrative

# SECTION VIII: ADMINISTRATIVE

## Appendix 1: Projected Unit Delivery Summary Schedule

Projected Unit Delivery Schedule Summary										
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	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	
<b>Family Housing Redevelopment - Mixed-Income/Mixed-Finance</b>										
1	ABLA Homes	3,235	1,079	0	0	89	145	276	382	1,467
1	Frances Cabrini Extension North	926	152	0	39	18	66	92	90	700
5B	William Green Homes/1230 N. Burling	1,102	656	0	0	0	100	100	100	300
5B	Frances Cabrini Extension South	597	474	0	0	0	0	100	100	200
1	Governor Henry Horner Homes	1,743	682	46	0	13	23	0	0	826
	Lakefront Replacement Housing	0	0	0	28	0	19	3	162	441
4	Lathrop Homes	925	747	0	0	100	100	100	100	400
4	Lawndale Complex Redevelopment	187	1	0	60	0	0	40	0	100
4	LeClaire Courts Extension	300	270	0	0	75	75	75	75	300
5B	Rockwell Gardens Redevelopment	1,136	439	0	65	33	49	45	0	269
5B	Stateway Gardens Redevelopment	1,644	689	0	43	44	51	110	110	439
1 & 5B	Robert Taylor Homes Redevelopment	3,784	1,559	42	18	108	108	183	147	851
1	Madden Park/Ida B. Wells Homes and Extension/Clarence Darrow Homes	2,891	1,426	29	78	43	32	235	276	900
1 & 5B	Washington Park Homes Redevelopment	679	342	0	0	35	35	35	35	192
<b>Family Housing Rehabilitation - Mixed-Income/Mixed-Finance</b>										
1	Hilliard Towers Apartments	710	307	0	0	0	0	0	0	305
-	Fountainview	0	0	0	0	0	0	0	0	14
<b>TOTAL: Family Housing Rehabilitation - Mixed-Income/Mixed-Finance</b>		<b>19,859</b>	<b>8,823</b>	<b>117</b>	<b>331</b>	<b>558</b>	<b>803</b>	<b>1,394</b>	<b>1,577</b>	<b>7,704</b>
<b>Senior Designated Housing Rehabilitation</b>										
2	Phases I-IV	9,480	8,044	-	-	-	-	-	-	8,798
2	Phase V: Larrabee	0	0	-	-	-	-	-	-	83
2	Phase VI: Flannery	0	0	-	-	-	-	-	-	125
	Phase VI: Britton Budd	0	0	-	-	-	-	-	-	172
2	Phase VII: Kenmore/Ralph J. Pomeroy Apartments	0	0	99	105	0	0	0	0	204
<b>TOTAL: Senior Designated Housing Rehabilitation</b>		<b>9,480</b>	<b>8,044</b>	<b>99</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,382</b>
<b>Scattered Site Housing Rehabilitation</b>										
3	Scattered Sites North Central, North West, Northeast, Southeast, Southwest, and West	2,922	2,400	-	-	-	-	-	-	2,525
4	Cabrini-Lincoln	18	18	-	-	-	-	-	-	18
<b>TOTAL: Scattered Site Housing Rehabilitation</b>		<b>2,940</b>	<b>2,418</b>	<b>0</b>	<b>0</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 and Phillip Murray Homes	1,998	1,713	290	455	174	0	0	0	1,952
4	Bridgeport Homes	155	136	-	-	-	-	-	-	111
5A	Dearborn Homes	800	603	180	166	0	0	0	0	668
4	Frances Cabrini Rowhouses	586	466	100	100	140	146	0	0	586
4	Lake Parc Place	300	235	-	-	-	-	-	-	300
4	Lawndale Gardens	128	120	-	-	-	-	-	-	125
4	Lowden Homes	128	115	-	-	-	-	-	-	127
5A	Trumbull Park Homes	486	382	-	-	-	-	-	-	434
4	Washington Park Low-Rises	488	226	59	0	0	0	0	0	332
4	Wentworth Gardens	422	386	-	-	-	-	-	-	343
<b>TOTAL: Family Housing Rehabilitation</b>		<b>5,491</b>	<b>4,382</b>	<b>629</b>	<b>721</b>	<b>314</b>	<b>146</b>	<b>0</b>	<b>0</b>	<b>4,978</b>
<b>To Be Redeveloped</b>										
5A	Harold Ickes Homes	1,006	823	0	0	50	50	50	50	200
<b>TOTAL: To Be Redeveloped</b>		<b>1,006</b>	<b>823</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>200</b>
<b>Property Investment Initiative</b>		<b>0</b>	<b>0</b>	<b>45</b>	<b>59</b>	<b>44</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>193</b>
<b>GRAND TOTALS</b>										
<b>TOTAL NUMBER OF PUBLIC HOUSING UNITS</b>				<b>890</b>	<b>1,216</b>	<b>966</b>	<b>1,044</b>	<b>1,444</b>	<b>1,627</b>	<b>25,000</b>
<b>CUMULATIVE TOTAL NUMBER OF PUBLIC HOUSING UNITS</b>				<b>18,703</b>	<b>19,919</b>	<b>20,885</b>	<b>21,929</b>	<b>23,373</b>	<b>25,000</b>	<b>N/A</b>
<b>PERCENTAGE OF 25,000</b>				<b>74.81%</b>	<b>79.68%</b>	<b>83.54%</b>	<b>87.72%</b>	<b>93.49%</b>	<b>100.00%</b>	<b>N/A</b>

\*Includes projected unit delivery through FY2009.

\*\*Completed site/phase unit delivery before FY2010 is designated with "-".

# SECTION VIII: ADMINISTRATIVE

## Appendix 2: Certifications

### Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding

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

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

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

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

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

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

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

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

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

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

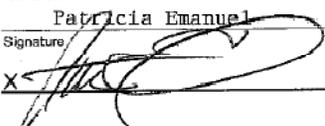
(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

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

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

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

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

Name of Authorized Official	Title
Patricia Emanuel	Director, Human Resources Administration
Signature	Date
	August 21, 2009

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

## SECTION VIII: ADMINISTRATIVE

### Appendix 2: Certifications

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

#### **CONFIDENTIALITY**

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

#### **NO RETALIATION**

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

#### **American with Disabilities (ADA)**

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

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

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

#### **Drug Free Environment**

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

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

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

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

## SECTION VIII: ADMINISTRATIVE

### Appendix 2: Certifications

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

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

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

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

#### **Immigration Law Compliance**

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

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

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

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

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

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

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

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

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

## SECTION VIII: ADMINISTRATIVE

### Appendix 2: Certifications

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#### Chicago Housing Authority Work Sites

- |                                 |             |
|---------------------------------|-------------|
| 1. 60 E. Van Buren St.          | Chicago, IL |
| 2. 4859 S. Wabash Ave.          | Chicago, IL |
| 3. 35. S. Paulina               | Chicago, IL |
| 4. 1550 W. 88 <sup>th</sup> St. | Chicago, IL |
| 5. 3333 W. Arthington           | Chicago, IL |
| 6. 1749 E. 75 <sup>th</sup> St. | Chicago, IL |
| 7. 2325 S. Federal              | Chicago, IL |

**SECTION VIII: ADMINISTRATIVE**

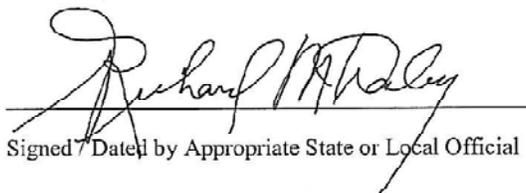
**Appendix 2: Certifications**

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Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

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

  
Signed / Dated by Appropriate State or Local Official

form HUD-50077-SL (1/2009)  
OMB Approval No. 2577-0226

**SECTION VIII: ADMINISTRATIVE**

**Appendix 2: Certifications**

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**OFFICE OF THE MAYOR  
CITY OF CHICAGO**

**RICHARD M. DALEY**  
MAYOR

September 30, 2009

Mr. Lewis Jordan  
Chief Executive Officer  
Chicago Housing Authority  
60 East Van Buren Street  
Chicago, Illinois 60605

Re: CHA Demolition and Disposition Applications

Dear Mr. Jordan:

As Mayor and on behalf of the City of Chicago, I write in support of the proposed CHA demolition and disposition applications to be submitted in the future. The CHA has and will consult with the relevant City agencies regarding the proposed demolitions and dispositions contained in the CHA's 2010 Annual Plan to ensure coordination, proficiency and the greater good. Agencies consulted will include the Department of Community Development, the Department of Transportation and the Department of Buildings.

The U.S. Department of Housing and Urban Development's approval of these applications will help the CHA and the City of Chicago with their mutual goals of providing quality housing opportunities for all Chicagoans.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard M. Daley".

Mayor

## **SECTION VIII: ADMINISTRATIVE**

### ***Appendix 3: Description of Any Planned or Ongoing Agency Directed Evaluation***

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CHA has a broad research strategy that focuses on the outcomes of the Plan for Transformation, including both mixed-income/mixed-finance and traditional public housing redevelopment throughout the City of Chicago. CHA works closely with several researchers who independently evaluate CHA's efforts to develop mixed-income/mixed-finance communities. Additionally, FY2009 marked the 10<sup>th</sup> anniversary of the Plan. At this time, CHA sought evaluation from researchers to reflect on the first ten years of the Plan and collaboratively revisit and design goals for the remaining years under the Plan. Researchers privately funded by foundations and private partners, including the John D. & Catherine T. MacArthur Foundation, to evaluate various aspects of the Plan for Transformation include, but are not limited to: Mark Joseph of Case Western University, the Urban Institute, the University of Chicago's National Opinion Research Center (NORC), Abt Associates, the Center for Urban Economic Development (CUED) at the University of Illinois at Chicago, and Georgia Institute of Technology. A brief description of their work is summarized below:

#### **Case Western University - Mark Joseph**

Dr. Mark Joseph from Case Western Reserve University continues to analyze several mixed-income developments to determine the effect of these developments on residents and on the community at large. Publications include:

Is Mixed Income Development an Antidote to Urban Poverty? Authored by Mark Joseph, Case Western Reserve University; Housing Policy Debate Volume 17; Issue 2.

Building Community in Mixed Income Developments. Mark Joseph, Robert Chaskin, Amy Khare; University of Chicago School of Service Administration; Case Western Reserve University; January 2009.

Early Resident Experiences at a New Mixed-Income Development in Chicago. Authored by Mark Joseph, Case Western Reserve University; December 2007.

#### **The Urban Institute**

CHA is the focus of a large-scale evaluation of HOPE VI sites, led by the Urban Institute. Publications include:

Estimating the Public Costs and Benefits of HOPE VI Investments: Methodological Report. Authored by Margery Austin Turner, Mark Woolley, G. Thomas Kingsley, Susan J. Popkin, Diane Levy, and Elizabeth Cove; The Urban Institute; June 2007.

Safety Is the Most Important Thing: How HOPE VI Helped Families. Authored by Susan J. Popkin, and Elizabeth Cove; The Urban Institute.

## **SECTION VIII: ADMINISTRATIVE**

### ***Appendix 3: Description of Any Planned or Ongoing Agency Directed Evaluation***

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Poor Health: Adding Insult to Injury for HOPE VI Families. Authored by Carlos A. Manjarrez, Susan J. Popkin, and Elizabeth Guernsey; The Urban Institute.

Are HOPE VI Families at Greater Risk for Homelessness? Authored by Debi McInnis, Larry Buron, and Susan J. Popkin; The Urban Institute.

Severely Distressed Public Housing: The Costs of Inaction. Authored by Margery Austin Turner, Mark Woolley, G. Thomas Kingsley, Susan J. Popkin, Diane Levy, and Elizabeth Cove; The Urban Institute.

The Theoretical Basis for Addressing Poverty through Mixed-Income Development. Authored by Mark L. Joseph, Robert J. Chaskin, and Henry S. Webber; Case Western Reserve University.

Additionally, the Urban Institute is analyzing the impact of specialized case management on residents originating from CHA developments Madden/Wells (HOPE VI site) and Dearborn Homes using administrative data and resident surveys. The Urban Institute published its first findings entitled:

The Chicago Family Case Management Demonstration: Developing a New Model for Serving “Hard to House” Public Housing Families; Susan Popkin, Brett Theodos, Caterina Roman, Elizabeth Guernsey; Urban Institute; June 2008.

#### ***National Opinion Research Center – University of Chicago***

The National Opinion Research Center (NORC) at the University of Chicago evaluates the quality of Community and Supportive Services (CSS) as well as relocation services from the perspective of CHA relocatees. Current publications are listed below. NORC also conducted research for an additional report during 2009.

Resident Relocation Survey Methodology and Results; NORC at the University of Chicago; April 2003.

Resident Relocation Survey Phase II Follow-up; NORC at the University of Chicago; September 2004.

Phase III Baseline Methodology and Results; NORC at the University of Chicago; June 2005.

Phase III First Follow-up Findings and Methodology; NORC at the University of Chicago; March 2006.

Phase II and Phase III Second Follow-up: Findings and Methodology. NORC at the University of Chicago; July 2007.

#### ***Georgia Institute of Technology – Dr. Thomas “Danny” Boston***

Dr. Thomas “Danny” Boston, an economics professor from the Georgia Institute of Technology, will complete an analysis of recipients of housing assistance in Chicago. Dr. Boston is utilizing administrative data from CHA and demographic characteristics of Chicago community areas including poverty, education, and crime.

## **SECTION VIII: ADMINISTRATIVE**

### ***Appendix 3: Description of Any Planned or Ongoing Agency Directed Evaluation***

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Dr. Boston's findings will include the impact of mixed-income developments, including the CSS sites, on the welfare of CHA relocatees to determine how residents are doing at this stage of the Plan for Transformation. A final report has not yet been published.

#### ***Abt Associates and the Center for Urban Economic Development (CUED)***

Abt Associates, Inc. and CUED at the University of Illinois at Chicago are participating in an ongoing evaluation of the Opportunity Chicago Initiative, which provides workforce and education resources for CHA residents. Opportunity Chicago is a citywide commitment involving employers, government agencies, foundations, and not-for-profit community groups to help local businesses find qualified employees and to help Chicagoans secure real and meaningful job opportunities. This multi-million dollar initiative was developed collaboratively by Partnership for New Communities, CHA, and the Mayor's Office of Workforce Development (now a unit within the Chicago Department of Community Development). A final report has not yet been published.

## SECTION VIII: ADMINISTRATIVE

### Appendix 4: Senior Designated Housing Plan

HUD approved CHA's Senior Designated Housing Plan (SDHP) on March 14, 2005 and thereafter CHA was authorized to assign 65 buildings across 59 developments as senior designated for individuals age 62 and older. Moreover, individuals between the ages of 55 and 61 are encouraged to apply for senior designated housing properties and remain on the Senior Site-Based Wait Lists until they reach the age of eligibility.

During FY2009, CHA underwent an evaluation of its occupancy policy for the senior designated housing properties, when the FY2007 ACOP was updated, in order to determine what factors may exist that impede lease up and/or perpetuate vacancies at these sites. Based on both age factors and market conditions CHA determined in FY2010 it would seek to update the SDHP and lower the age range for occupancy from 62 to no lower than 55, at developments that have demonstrated substantial vacancies over a significant period of time. This change would position CHA to provide expanded housing options to a broader range of senior low-income Chicagoans.

Throughout the year, CHA will continue to bring greater awareness to both studio and one-bedroom leasing opportunities for elderly families at senior designated housing properties with higher vacancy rates, by and through its senior marketing strategy. Moreover, pursuant to CHA's SDHP, CHA continues to meet monthly with representatives from disability advocacy groups to discuss and provide updates for persons with disabilities who may be affected by the senior designated housing plan.

Senior Designated Housing Developments		
AMP Number	Current Development Name	Address
042000	Alfreda Barnett Duster Apartments	150 S. Campbell Ave.
077000	Vivian Gordon Harsh Apartments (formerly 4227 S. Oakenwald)	4227 S. Oakenwald Ave.
078000	Minnie Riperton Apartments (formerly 4250 S. Princeton)	4250 S. Princeton Ave.
079000	Mary Jane Richardson-Jones Apartments (formerly 49th & Langley)	4930 S. Langley Ave.
080000	Vivian Carter Apartments (formerly 64th & Yale)	6401 S. Yale Ave.
081000	Ada S. Dennison-McKinley Apartments (formerly 69th & S. Chicago)	661 E. 69th St.
041000	Mahalia Jackson Apartments (formerly 9141 & 9177 S. Chicago)	9141-77 S. Chicago Ave.

## SECTION VIII: ADMINISTRATIVE

### Appendix 4: Senior Designated Housing Plan

Senior Designated Housing Developments (Continued)		
AMP Number	Current Development Name	Address
061000	Albany Terrace Apartments	3030 W. 21st Pl.
046000	Armour Square Apartments	3120 S. Wentworth Ave.
046000	Armour Square Apartments	3250 S. Wentworth Ave.
046000	Armour Square Apartments	3146 S. Wentworth Ave.
046000	Armour Square Apartments	3216 S. Wentworth Ave.
003000	Bridgeport Elderly Apartments	841 W. 32nd St.
053000, 144000	Britton Budd Apartments	501 W. Surf St.
048000	Hattie Callner Apartments	855 W. Aldine Ave.
082000	Kenneth Campbell Apartments	6360 S. Minerva Ave.
054000	Castleman Apartments	4945 N. Sheridan Rd.
055000	Mary Hartwell Catherwood Apartments (formerly Clark & Irving Annex)	3940 N. Clark St.
055000	Mary Hartwell Catherwood Apartments (formerly Clark & Irving Annex)	3920 N. Clark St.
055000	Mary Hartwell Catherwood Apartments (formerly Clark & Irving)	3930 N. Clark St.
071000	Margaret Day Black Apartments	2140 N. Clark St.
072000	Maria Diaz Martinez Apartments (formerly Dickens & Burling)	2111 N. Halsted St.
043000	Linda Pucinska Apartments (formerly Eckhart)	838 N. Noble St.
043000	Linda Pucinska Apartments (formerly Eckhart Annex)	847 N. Greenview Ave.
057000	Fisher Apartments	5821 N. Broadway St.
044000	Flannery Apartments	1507 N. Clybourn Ave.
044000	Flannery Apartments	1531 N. Clybourn Ave.
050000	Elizabeth Davis Apartments (formerly Franklin Boulevard)	440 N. Drake Ave.
062000	Irene McCoy Gaines Apartments (formerly Garfield)	3700 W. Congress Pkwy.
083000	Judge Green Apartments	4030 S. Lake Park Ave.
135000	Hilliard Homes Apartments (Senior Holsten P2)	30 W. Cermak Rd.
100000	Hilliard Homes Apartments (Senior Holsten P1)	2111 S. Clark St.
084000	Judge Slater Apartments	4218 S. Cottage Grove Ave.
084000	Judge Slater Annex	740 E. 43rd St.
051000, 151000	Kenmore Apartments	5040 N. Kenmore Ave.

## SECTION VIII: ADMINISTRATIVE

### Appendix 4: Senior Designated Housing Plan

Senior Designated Housing Developments (Continued)		
AMP Number	Current Development Name	Address
073000	Elizabeth Wood Apartments (formerly Larrabee)	1845 N. Larrabee St.
049000	Zelda Ormes Apartments (formerly LaSalle & Division)	116 W. Elm St.
086000	Major Lawrence Apartments	655 W. 65th St.
074000	Edith Spurlock Sampson Apartments (formerly Lincoln & Sheffield Annex)	2720 N. Sheffield Ave.
074000	Edith Spurlock Sampson Apartments (formerly Lincoln & Sheffield)	2640 N. Sheffield Ave.
052000	Lincoln Perry Apartments	243 E. 32nd St.
052100	Lincoln Perry Annex	3245 S. Prairie Ave.
075000	Daniel Hudson Burnham Apartments (formerly Loyola & Ridge)	1930 W. Loyola Ave.
064000	Lorraine Hansberry Apartments (formerly Parkside)	5670 W. Lake St.
065000	Fannie Emanuel Apartments (formerly	3916 W. Washington Blvd.
058000, 152000	Ralph J. Pomeroy Apartments	1039 W. Hollywood Ave.
063000	Apartamentos Las Americas (formerly Racine)	1611 S. Racine Ave.
059000	Harry Schneider Apartments	1750 W. Peterson Ave.
076000	Caroline Hedger Apartments (formerly Sheridan & Devon)	6400 N. Sheridan Rd.
060000	Ella Flag Young Apartments (formerly Sheridan & Leland)	4645 N. Sheridan Rd.
066000	Long Life Apartments (formerly Shields)	344 W. 28th Pl.
067000	Patrick Sullivan Apartments	1633 W. Madison St.
038000	Trumbull Park (formerly Trumbull-Yates Apts)	2440 E. 106th St.
038000	Trumbull Park (formerly Trumbull-Yates Apts)	2454 E. 106th St.
038000	Trumbull Park (formerly Trumbull-Yates Apts)	10513-41 S. Yates Ave.
038000	Trumbull Park (formerly Trumbull-Yates Apts)	2440-54 E. 106th St.
087000	Maudelle Brown Bousfield Apartments (formerly Washington Park)	4949 S. Cottage Grove Ave.
039000	Washington Park Elderly	1165-1171 E. 53rd St.
039000	Washington Park Elderly	1207-1229 E. 55th St.
039000	Washington Park Elderly	5300-5306 S. Woodlawn Ave.
039000	Washington Park Elderly	5501-5505 S. Woodlawn Ave.
068000	Wicker Park Apartments	2020 W. Schiller St.
068000	Wicker Park Annex	1414 N. Damen Ave.
070000	William Jones Apartments	1447 S. Ashland Ave.

## SECTION VIII: ADMINISTRATIVE

### Appendix 5: Public Comments

PUBLIC COMMENTS: FY2010 Moving to Work Annual Plan - Plan for Transformation Year 11			
Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
1	Robert Whitfield	The Draft CHA Plan is confusing as to how the estimated FY2010 expenditures match up to the public housing unit completion schedule. The unit completion summary chart on page two of the Plan indicates no completion of scattered site units in FY2010. However, the expenditure chart on page three indicates that \$24.7 million will be spent on CHA scattered site units in FY2010. If no units are to be completed in 2010, what will the \$24.7 million be spent on?	The \$24.7 million has been allocated to be used for ADA upgrades to meet HUD's VCA compliance to scattered site units. Additionally, although CHA previously met the Plan goals for the Scattered Site portfolio, CHA continues to engage in capital maintenance activity at these sites. Lastly, CHA anticipates adding units to this portfolio in FY2010 through the Property Investment Initiative. The budgeted funds will be used to meet the costs of each of these three activities.
2	Robert Whitfield	The chart on page three [of the public comment draft] indicates that \$4.7 million of the scattered site expenditures is for MTW Demolition Vouchers. What exactly are MTW Demolition Vouchers, and how will they be used in the expenditures for scattered site units?	As a Moving to Work (MTW) Authority, CHA is able to combine capital, operating, and MTW Demolition vouchers into a single fund in order to have more flexibility in the use of funds for various permitted purposes. MTW Demolition Vouchers traditionally assist PHAs with relocation or replacement housing needs that result from the demolition, disposition, or mandatory conversion of public housing units. However, using the single block grant fund, CHA will use the total funds assigned for scattered sites in FY2010 for the Property Investment Initiative, ADA retrofits, and capital maintenance activity.
3	Robert Whitfield	The Plan indicates that \$8.3 million is targeted for Cabrini Homes Extension in FY2010, and that \$1.1 million is for MTW Demolition Vouchers at the Extension. It is not clear from the Draft Plan what exactly is to be done at Cabrini Extensions in FY2010.	There are different development projects that fall under Frances Cabrini Homes Extensions. The \$7,234,000 budgeted for FY2010 is for construction activity at Parkside of Old Town Phase 2A - Rental. Based on the Unit Delivery Schedule, 39 units will be delivered in FY2011 at Parkside Phase 2A Rental.
4	Robert Whitfield	The CAC is requesting that the CHA Draft Plan be revised to be more specific as to how many public housing units are to be built and/or rehabilitated in FY2010 at each site, and requesting that the Draft Plan include language explaining how MTW Demolition Vouchers will be used at each site.	Please refer to the chart on pages 30-31 for a detailed description of planned unit delivery activity by year. HUD does not require PHAs to identify how MTW Demolition Vouchers will be used at each site. Rather MTW PHAs are required to describe with specificity any planned significant capital expenditures by development. CHA fulfilled this reporting requirement on page 5 by listing what type of funds will be used on a development by development basis.
5	Robert Whitfield	The Draft Plan indicates that a total of 890 units will be completed in FY2010. Page two indicates that 629 of the 890 units are to be rehabilitated. The chart on page 29 of the Plan also indicates a total of 890 units will be completed in FY2010; however, there is no indication on that page that states what activity, if any, will be done at the Extensions in FY2010.	At this time, CHA plans to rehabilitate 629 units in FY2010. The rehabilitation work will be spread across Altgeld Gardens (290), Dearborn Homes (180), Francis Cabrini Rowhouses (100), and Washington Park Low-Rises (59).  CHA has no plans to deliver units at Francis Cabrini Extension in FY2010, but CHA will continue with construction work at this site which may lead to unit delivery in FY2011.
6	Robert Whitfield	The chart on page 29 indicates that 189 units are projected for rehabilitation in FY2010. Page three [of the public comment draft] indicates that \$41.1 million will be spent at Dearborn from capital and stimulus funds. Is this entire amount targeted for rehabilitation at Dearborn Homes in FY2010?  The chart on page three [of the public comment draft] also indicates that \$40.1 million is targeted for MTW Demolition Vouchers at Dearborn Homes in FY2010. What exactly does this figure represent? Is it the amount of funds supporting Dearborn Homes residents who have used a Section 8 Voucher to temporarily relocate while they wait to return to a rehabilitated unit at Dearborn Homes?	As revised in the final draft, the \$81.8 Million in estimated capital expenditures for Dearborn Homes is targeted for rehabilitation work at the site.  The \$38 Million in MTW Funds budgeted for Dearborn Homes is designated for rehabilitation activity at the site.

## SECTION VIII: ADMINISTRATIVE

### Appendix 5: Public Comments

PUBLIC COMMENTS: FY2010 Moving to Work Annual Plan - Plan for Transformation Year 11			
Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
7	Robert Whitfield	The CAC recommends that at the very least, the various charts should be grouped together or somehow coordinated so that a resident does not have to constantly flip from one page to another page to try and understand exactly what activity will or will not take place at a particular development or site in the upcoming fiscal year.	Thank you for your comment. We will continue to try to balance HUD's reporting requirements with readability for residents and the community at-large.
8	Robert Whitfield	<p>Unit completion data is contained on pages 2, 6, and 29 of the Draft Plan. The data chart on page two [of the public comment draft] has a summary of the projected unit completions for mixed finance sites, and projected unit completions for rehabilitation activity in senior and family housing. The chart on page six gives more specific information on how many units will be completed at various sites and developments in FY2010. The total number of projected unit completions is 890. Specific information on unit completion at each site is also contained on pages 28 and 29 of the Draft Plan. None of these pages indicate any unit completions in FY2010 at Bridgeport Homes or Cabrini Homes Extension. However, the expenditure chart on page three of the Plan indicates that \$7.2 million will be spent at Cabrini Homes Extension in FY2010, and \$5.1 million will be spent at Bridgeport Homes in FY2010. It is unclear what the expenditures at these locations are for.</p> <p>Will any public housing units be completed at these developments in FY2010?</p> <p>The CAC is requesting that the Draft Plan include more details on spending at each of the sites listed on page three to avoid confusion as to whether units will or will not be done at that particular site for the upcoming fiscal year.</p>	Neither Bridgeport nor Frances Cabrini Extension will have units delivered in FY2010. However, in FY2011 CHA anticipates delivering 39 units at Parkside of Old Town Phase 2A - Rental. The \$5.1 million budgeted for Bridgeport Homes is for ADA upgrades to the community center building as well as capital maintenance related work.
9	Robert Whitfield	The CAC is requesting that CHA staff continue to meet with the LeClaire Courts relocation committee and their representatives during the remainder of 2009. The CAC is repeating a recent verbal request that a similar "relocation committee" be formed from the Ickes Homes Local advisory Council (LAC), and that CHA convene and continue meetings with the relocation committee during 2009 prior to the formation of the Harold Ickes Homes working group in FY2010. The CAC is requesting that a meeting with the CAC, CHA and the LeClaire Courts and Ickes relocation committees be convened at CHA in September or early October to discuss how this initiative should proceed during 2009.	CHA intends to continue meeting with the LeClaire relocation committee as we prepare to start a working group in early 2010. CHA has also started a similar committee at Ickes. We remain committed to working with residents in each community.
10	Robert Whitfield	The Draft Plan indicates that 35,069 Section 8 MTW Vouchers will be used in FY2010. The Draft Plan further states that of that number, 1,313 will be project-based Section 8. The number of families in the CHA Section 8 Voucher program is now much greater than the number of families in CHA public housing. The CAC is requesting that CHA meet with the CAC Executive Committee to begin discussions about possible future Section 8 representation on the CAC Board of Directors.	Thank you for the comment. CHA will schedule a meeting with the CAC Executive Committee to discuss this issue and other topics.

## SECTION VIII: ADMINISTRATIVE

### Appendix 5: Public Comments

PUBLIC COMMENTS: FY2010 Moving to Work Annual Plan - Plan for Transformation Year 11			
Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
11	Robert Whitfield	The CAC is interested in obtaining information regarding the tenant selection plans or plans for Section 8 project-based units, and specific information as to how many, if any, 10/1/99 families with a right to return have been offered a Section 8 project-based unit. The CAC is also requesting information on how many 10/1/99 families have, as of this date, accepted housing in a project-based unit. This was not an issue when the CHA Relocation Rights Contract was finalized, and is therefore not specifically covered as to how this affects a family's rights under the contract. If a project-based unit is offered to a 10/1/99 family, does this count as an offer under the Relocation Rights Contract? The Annual Contributions Contract (ACC) period for new public housing units is generally forty years. The ACC period for rehabilitated public housing units is generally another twenty years from the completion of the rehabilitation. It is therefore important that the CAC obtain information on the length of the ACC for the project-based units listed in the Draft Plan. A meeting between CHA and the CAC on project-based programs should be convened as soon as possible to discuss the above issues and concerns regarding the CHA Section 8 project based program.	CHA will schedule a meeting with the CAC Executive Committee to discuss this issue and other topics.
12	Robert Whitfield	The Draft Plan indicates that CHA has formed a Fair Housing Unit for FY2010. The CAC is requesting information on what specific fair housing activity will be done in FY2010. Will this new unit have the authority to investigate fair housing complaints that are filed by CHA residents in public housing? Will the new CHA unit have the authority to investigate fair housing complaints filed by applicants for CHA public housing? Will the new unit have the authority to investigate fair housing complaints filed against the owners or property managers at CHA mixed finance developments and sites? How will this new unit interact with Federal and State fair housing agencies? Are there written rules and procedures governing the CHA Fair Housing Unit? Does CHA have, or will it have, a process for banning any Section 8 landlord who is found to have engaged in Federal or State discrimination in the rental of housing? Will that ban be imposed by CHA even if the discrimination did not involve housing rented by CHA Section 8 families? The CAC is requesting a meeting with CHA to discuss the above.	CHA will schedule a meeting with the CAC Executive Committee to discuss this issue and other topics.

## SECTION VIII: ADMINISTRATIVE

### Appendix 5: Public Comments

PUBLIC COMMENTS: FY2010 Moving to Work Annual Plan - Plan for Transformation Year 11			
Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
13	Robert Whitfield	The Draft Plan lists projected activity through 2015 when the Plan terminates. The CAC is aware that the future condition of the real estate market may alter redevelopment at one or more sites before the end of the Plan. It is therefore important that the CHA and the LACs and/or the CAC meet on a regular basis to ensure that all parties, especially CHA residents and relocates, are properly informed on the status of CHA redevelopment activities at all sites. CHA and the CAC should meet and discuss which developments are or will be affected or delayed over the last years of the Plan, and how information is to be conveyed to keep residents and relocatees informed about progress on the redevelopment or any changes in the initial plans for redevelopment. The CHA should also meet with the CAC and the Lathrop Homes LAC to discuss what the plans are for ensuring that housing at Lathrop Homes is maintained while the planning and redevelopment process continues.	Thank you for your comment.
14	Robert Whitfield	The CAC, from the beginning of the Plan up to the present, has had to address continuous concerns by public housing residents that public housing will be sold or given to private entities. The CAC is therefore requesting certain information to ensure that proposed activities in the FY2010 MTW Annual Plan comply with various Federal requirements, including the following: 1) requirements for the recording of Declaration of Trusts; and 2) requirements applicable to mixed-finance developments.	CHA will respond to a properly submitted FOIA request.
15	Robert Whitfield	<p>HUD recently issued HUD Notice PIH 2009-24 which extends HUD Notice PIH 2008-27 and PIH Notice 2007-15. These HUD Notices set forth certain requirements for PHAs that have mixed finance developments. HUD Notice PIH 200-15 requires, in part, that PHAs include in their annual audit statements, certain activities related to mixed finance transactions.</p> <p>The CAC is requesting a copy of the portion of CHA's last audit statement (submitted to HUD) that describes CHA's mixed finance transactions as required by the above HUD Notices. The CAC is also requesting a meeting with CHA to further discuss this request.</p> <p>The CAC is requesting a list of those CHA properties (including properties involved in mixed-finance developments) where CHA has not filed a Declaration of Trust as required by the Federal Housing Act, and more specifically, by HUD Notice PIH 2009-28, issued on August 14, 2009.</p>	CHA will respond to a properly submitted FOIA request and will schedule a meeting with the CAC Executive Committee to discuss this issue and other topics.

## SECTION VIII: ADMINISTRATIVE

### Appendix 5: Public Comments

PUBLIC COMMENTS: FY2010 Moving to Work Annual Plan - Plan for Transformation Year 11			
Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
16	Robert Whitfield	<p>HUD issued a Notice on September 15, 2009 (HUD Notice PIH 2009-36) that provides guidance to all PHAs regarding the requirement in Section 644 of the Housing and Community Development Act of 1992 to provide applicants for public housing with the option to include (as part of their application for public housing) information on an individual or an organization that can be contacted to assist "... with resolving any tenancy issue that arises during tenancy."</p> <p>The CAC has reviewed the current CHA Amended and Restated Moving to Work Agreement that was signed in June, 2008, and did not find any provision that exempts CHA from this new requirement resulting from the 1992 Act, or the January 22<sup>nd</sup> Notice published in the Federal Register. The Notice is quite clear that the contact information given by the applicant can be a family member, a friend, or a social or advocacy organization.</p> <p>The Notice also indicates that current tenants who were not advised of this option at the time of their application for tenancy should be advised of this option at the time of their annual recertification. The CAC is requesting a meeting with CHA as soon as possible to discuss and jointly agree on how this federally mandated requirement can be implemented by CHA going forward at all CHA properties, including mixed-finance developments.</p>	CHA will schedule a meeting with the CAC Executive Committee to discuss this issue and other topics.
17	Chicago Coalition for the Homeless (CCH), Coalition to Protect Public Housing (CPPH), Jewish Coalition on Urban Affairs (JCUA), Nathalie P. Voorhees Center for Neighborhood and Community Improvement at University of Illinois	Who has moved out and where have they gone?	Residents relocating under the Plan have the option of moving into mixed income unit, a revitalized public housing unit, or may choose to take a temporary or permanent housing choice voucher. Since the inception of the Plan nearly half of the residents living in CHA housing on 10/01/99 have had their Right of Return satisfied and moved into their permanent housing choice.
18	Chicago Coalition for the Homeless (CCH), Coalition to Protect Public Housing (CPPH), Jewish Coalition on Urban Affairs (JCUA), Nathalie P. Voorhees Center for Neighborhood and Community Improvement at University of Illinois	The CHA claimed that of the 2,543 rehabbed scattered site units it had achieved the goal of 100% renovated in FY2006. So, why [in the draft FY2010 Plan] is CHA planning to spend another \$20 million in stimulus money on these properties?	At the time the CHA draft FY2010 Plan was printed CHA had applied for a competitive stimulus grant to be used for scattered site ADA retrofitting, but was not awarded this grant. The reconciled FY2010 Capital Program Estimated Capital Expenditures Chart on page 5 of the final Plan reflects this change and does not assign stimulus funds to Category 3 - Scattered Site properties.
19	Chicago Coalition for the Homeless (CCH), Coalition to Protect Public Housing (CPPH), Jewish Coalition on Urban Affairs (JCUA), Nathalie P. Voorhees Center for Neighborhood and Community Improvement at University of Illinois	While the plan is to complete 3,041 family units in new mixed-income communities by the end of 2010, there remain nearly 3,700 more units to build in just five years if the plan is to be completed by 2015. Considering that it will take nearly 10 years to build less than that – and during a time that until recently had been favorable for development – how realistic is this? And, what about the families that moved out nearly 10 years ago thinking that it would be 5-7 years at most before they would move back to a new unit (see timeline in the FY2005 plan)?	CHA has been very fortunate to have received a combined amount of over \$180 Million in stimulus dollars during FY2009. These funds will greatly assist CHA in accelerating unit delivery and meeting FY2015 projections. Additionally, CHA continues to seek out external resources to meet the Plan objectives.
20	Chicago Coalition for the Homeless (CCH), Coalition to Protect Public Housing (CPPH), Jewish Coalition on Urban Affairs (JCUA), Nathalie P. Voorhees Center for Neighborhood and Community Improvement at University of Illinois	Who is benefiting from this plan?	The Plan has and will continue to benefit public housing residents, residents on the public housing wait list, voucher holders and their respective families.

## SECTION VIII: ADMINISTRATIVE

### Appendix 5: Public Comments

<b>PUBLIC COMMENTS:</b>			
<b>FY2010 Moving to Work Annual Plan - Plan for Transformation Year 11</b>			
<b>Row #</b>	<b>INDIVIDUAL OR ORGANIZATION</b>	<b>COMMENT</b>	<b>CHA RESPONSE</b>
21	Chicago Coalition for the Homeless (CCH), Coalition to Protect Public Housing (CPPH), Jewish Coalition on Urban Affairs (JCUA), Nathalie P. Voorhees Center for Neighborhood and Community Improvement at University of Illinois	While technically CHA's plan does not have to tell us what has happened to people, it seems important to include at least some information on how public housing residents are doing. After all, the plan has claimed in the past to be "assisting residents in taking steps towards economic self-sufficiency" (FY2006). So, as a plan "grounded in the principle that it must promote a model of self-sufficiency" it seems fair to ask after 9 years, how have people's lives been changed by this process? How are kids doing in school? How many parents have "connected" to employment via the service connector program? What kind of jobs are they getting and how much are they earning? What is being done to help people get into better paying jobs? How many families have been able to attain affordable child care so they can work?	While we agree these are important questions, they are not questions the MTW Annual Plan is designed to answer. The MTW Annual Plan describes ongoing and proposed activities that either require re-authorization of ongoing activities or be granted authorization of proposed activities through the Amended and Restated MTW Agreement. Nonetheless, in FY2010, CHA will produce a report for community stakeholders on resident engagement and self-sufficiency.
22	Bobby Thompson	What is the Moving to Work document?	The Moving to Work (MTW) Agreement is between HUD and CHA. The Agreement provides CHA with flexibilities from the 1937 Housing Act to expand housing options for low-income families, promote self-sufficiency among its residents and increase cost effectiveness in federal expenditures. An Annual Plan is required by HUD for all public housing authorities participating in the MTW Demonstration Program.
23	Tuesday Shorty	I would like a copy of the Annual Plan mailed to me.	The FY2010 MTW Annual Plan was mailed on 9/4/09.
24	Robert Davison	Where are the jobs? Are there jobs out there for these people? Where is the work?	CHA has a variety of programs available to assist residents in finding and receiving job opportunities. These include, but are not limited to the FamilyWorks Program, Transitional Jobs Program, and the Section 3 Program. Each of these programs is designed to enhance the skill set of residents and assist in locating short and/or long-term job opportunities. In addition, CHA collaborates with the Partnership for New Communities to develop a comprehensive strategy called Opportunity Chicago. This workforce development initiative is a strategic effort to prepare public-housing residents to meet the needs of Chicago employers in various sectors.
25	Dewayne Newson	Are there going to be any Section 3 jobs with the new Private Property Managers (PPMs)?	Yes, all of the new PPM contracts have a Section 3 hiring requirement.

## **SECTION VIII: ADMINISTRATIVE**

### ***Appendix 6: American Recovery and Reinvestment Act Procurement Procedures***

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In order to comply with procurement provisions of the American Recovery and Reinvestment Act (ARRA) CHA plans to utilize and build-on existing compliance systems. There are two major ARRA provisions affecting CHA's procurement procedures, for which CHA anticipates building-on existing monitoring processes and establishing similar monitoring functions.

#### **Buy American**

The ARRA "Buy American" requirement specifies that all steel, iron and manufactured goods used in an ARRA funded project must be produced in the United States. However, all components within the product do not need to be produced in the U.S. but the components must be substantially transformed in the U.S. ARRA regulations permit limited exceptions based on availability of items, public interest and substantial cost increases. HUD has provided standard exceptions in the following cases: if the size of contract funded with ARRA funds is under \$100,000; or if another Federal agency or HUD Program Office provides an exception.

As a result of the Buy American requirement, CHA's Department of Procurement & Contracts has created a *Project Materials Log* to foster that goods and materials purchased for Recovery Act Funded projects comply 100% with the requirements listed above.

Additionally, CHA is undertaking the following steps to ensure compliance with Buy American.

- Initial ARRA project contracts are being amended (to include Buy American language and reporting requirements).
- Buy American language and reporting requirements, as outlined in *PIH Implementation Guidance for the Buy American Requirement of the American Recovery and Reinvestment Act of 2009* (dated August 21, 2009), will be included in all current and future bid documents and contracts.
- Vendors are required to complete and submit:
  - Bidder's Certification (certifying that the project complies with Buy American provisions)
  - CHA's *Project Materials Log*
- CHA will address non-compliant products.

## **SECTION VIII: ADMINISTRATIVE**

### ***Appendix 6: American Recovery and Reinvestment Act Procurement Procedures***

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#### **Job Creation and Retention**

Under current CHA Compliance requirements and monitoring processes, certified payrolls are collected for all vendors to verify compliance with HUD hiring and wage requirements (e.g. Davis Bacon Act). Pursuant to ARRA Job Creation and Retention reporting requirements, in addition to collecting certified payroll reports, CHA's Department of Procurement & Contracts has created a *Job Tracking Report* to track positions created and/or retained and associated hours worked on all Recovery Act funded projects. The *Job Tracking Report* includes, but may not be limited to: employee(s) name, job classification, as well as the wage rate and number of hours worked by each applicable employee.

Additionally, CHA is undertaking the following steps to ensure compliance with Job Creation and Retention:

- CHA's Department of Procurement and Contracts will provide CHA vendors with electronic worksheets to calculate job creation and retention information.
- Vendors are required to complete, notarize, and submit Job Tracking Reports by the 5<sup>th</sup> day of every month.

CHA will include the necessary language in all bid documents and contracts regarding both the Job Creation and Retention reporting and Buy America ARRA requirements. Existing contracts are amended to incorporate ARRA compliance language and new bid documents and contracts will include appropriate language. Additionally, CHA will provide training and guidance to both vendors and staff on the new ARRA procurement procedures. Lastly, information will continue to be provided at pre-bid conferences and award conferences in FY2010.

**SECTION VIII: ADMINISTRATIVE**  
**Appendix 7: Certifications of Compliance**

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OMB Control Number: 2577-0216

Expiration Date: 12/31/2011

**Annual Moving to Work Plan**  
**Certifications of Compliance**

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

**Certifications of Compliance with Regulations:**  
**Board Resolution to Accompany the Annual Moving to Work Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning FY2010, 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 implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA and conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan;
3. The PHA 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.
4. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
7. The PHA 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 Persons, and with its implementing regulation at 24 CFR Part
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
10. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
12. The PHA 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.
13. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

Attachment B

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**SECTION VIII: ADMINISTRATIVE**  
**Appendix 7: Certifications of Compliance**

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OMB Control Number: 2577-0216  
Expiration Date: 12/31/2011

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

17. The PHA will undertake **only** activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds **only** for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

18. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Chicago Housing Authority  
**PHA Name**

002  
**PHA Number/HA Code**

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)

Martin Nesbitt  
**Name of Authorized Official**

Chairperson of the CHA Board of Commissioners  
**Title**

  
Signature

October 21, 2009  
Date

## SECTION VIII: ADMINISTRATIVE

### Appendix 8: Board Resolution

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October 14, 2009

### ITEM NO. A1

#### **RECOMMENDATION TO APPROVE THE FY2010 MOVING TO WORK ANNUAL PLAN – PLAN FOR TRANSFORMATION YEAR 11**

To the Honorable Board of Commissioners

#### **RECOMMENDATION**

It is recommended that the Board of Commissioners approve the FY2010 Moving To Work Annual Plan – Plan For Transformation Year 11 (FY2010 MTW Annual Plan).

#### **EXPLANATION**

On January 6, 2000, the Chicago Housing Authority (CHA) Board of Commissioners approved the Plan for Transformation, which called for sweeping changes in both the administration and operation of CHA. The Plan for Transformation was approved by the U.S. Department of Housing and Urban Development (HUD) and incorporated into a Moving to Work (MTW) Demonstration Agreement, which was executed on February 6, 2000. The Agreement was subsequently amended in February 2001, requiring CHA to submit an annual plan to HUD, describing anticipated activities that will utilize MTW flexibility.

On June 26, 2008, CHA executed an Amended and Restated MTW Agreement (Restated Agreement) between itself and HUD, which supersedes the original MTW Agreement. The Restated Agreement extends CHA's participation in the MTW Demonstration to the end of FY2018. CHA's continued participation in the MTW Program is contingent upon adherence to the requirements set out in the Restated Agreement, which includes submission of an Annual Plan. The document represents CHA's FY2010 MTW Annual Plan and details CHA's anticipated activities for FY2010.

CHA has organized the discussions of activities in the FY2010 MTW Annual Plan under the following Sections: General Housing Authority Operating Information, Non-MTW Related Housing Authority Information, Long-Term MTW Plan, Proposed MTW Activities, Ongoing MTW Activities-HUD Approval Previously Granted, and Sources and Uses of Funds. Moreover, each of the activities has been tied to one of the following MTW Statutory Objectives: 1) Increase housing choices for low-income families; 2) Give incentive to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, education programs, or programs that assist people to obtain employment and become economically self-sufficient; and 3) Reduce cost and achieve greater cost effectiveness in Federal expenditures.

Prior to submission of the FY2010 MTW Annual Plan to the Board, a 30 day public comment period was conducted wherein both residents and the public alike were able to submit comments orally or in writing regarding the information contained in the proposed Plan. The public comment period ran from August 17 through September 15, 2009.

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## **SECTION VIII: ADMINISTRATIVE**

### ***Appendix 8: Board Resolution***

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During such time, on September 3, 2009, a public comment hearing was held. Prior to finalizing the FY2010 MTW Annual Plan, CHA gave consideration to comments received during the public comment period.

To this end, CHA has complied with the requirements of the Restated Agreement and HUD regulations regarding annual plans. CHA requests that the Board of Commissioners approve the FY2010 MTW Annual Plan, and the form, CHA Certifications of Compliance with MTW Plan Requirements and Related Regulations. Pending Board approval, CHA will submit the FY2010 MTW Annual Plan to HUD.

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## SECTION VIII: ADMINISTRATIVE

### Appendix 8: Board Resolution

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#### RESOLUTION NO. 2009-CHA-128

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated October 14, 2009 requesting approval of the FY2010 MTW Annual Plan – Plan for Transformation Year 11, hereto attached.

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

**THAT,** the Board of Commissioners approves the FY2010 MTW Annual Plan – Plan for Transformation Year 11, and the form, CHA Certifications of Compliance with MTW Plan Requirements and Related Regulations, and grant authorization to submit these documents to the U.S. Department of Housing and Urban Development.









**FY2010 Moving to Work Annual Plan  
Plan for Transformation Year 11**

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