



Revised FY2011 Moving to Work Annual Report
Plan for Transformation Year 12
Submitted for HUD Approval on June 12, 2012

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Message from the CEO

I am pleased to present CHA's FY2011 Moving to Work Annual Report, which describes CHA's activities during the past fiscal year. While the Annual Report is a requirement to maintain compliance with HUD, we also recognize it as an opportunity for CHA and its stakeholders to examine the progress of the Plan for Transformation, and our efforts to move families toward economic independence.

In FY2011, CHA continued to provide services to residents and promote self-sufficiency among CHA leaseholders, create new housing opportunities for low-income Chicagoans, and work to be a more efficient and effective agency. As of the end of the year, CHA has delivered 21,203 housing units or 85% of the overall unit delivery goal for the Plan for Transformation. The renovation of Ralph J. Pomeroy Apartments marked 100% completion of the Plan goal for senior designated housing. Moreover, rehabilitation of public housing at Dearborn Homes is now complete. These and other goals could not be realized without CHA's strong partnerships and productive relationships with the broad range of stakeholders who support the agency and the Plan, including HUD and the City of Chicago.

This past year also brought changes in leadership at both the agency and the City of Chicago. Over the past several months at the helm of CHA, I have had the privilege of forging new partnerships with Mayor Rahm Emanuel and the newly appointed Chairperson of the Board of Commissioners, Zaldwaynaka "Z" Scott. I am grateful for their commitment and support, which are crucial as we consider new ideas and opportunities for the future of the agency and the next phase of Plan for Transformation.

I look forward to continuing the good work with our many partners in the coming year.

Sincerely,

Charles Woodyard
President/Chief Executive Officer
Chicago Housing Authority

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Section One
Introduction



Section I: Introduction

Throughout FY2011, CHA continued to make progress toward the goals of the Plan for Transformation and the objectives of the Moving to Work (MTW) Demonstration Program. The Plan for Transformation was first authorized when CHA and HUD signed the original Moving to Work (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.

CHA's MTW Annual Plans and Reports describe ongoing and proposed activities that either require special approval or allow utilization of authorizations granted to CHA through the Amended and Restated MTW Agreement. These 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.

CHA's FY2011 MTW Annual Report highlights MTW activities that were ongoing or proposed in the approved FY2011 MTW Annual Plan. The MTW Annual Report provides a status on these activities as of December 31, 2011.

Overview of CHA's MTW Goals and Objectives

Through the Plan for Transformation, CHA is committed to reintegrating residents and housing into the overall fabric of the City of Chicago, improving the quality of CHA's affordable housing stock, providing opportunities for residents to improve their lives, and spurring the revitalization of broader communities surrounding CHA developments. CHA continues to pursue these broader goals of the Plan which align with the three statutory objectives of the MTW Demonstration Program. CHA engaged in the below ongoing MTW activities in FY2011 to provide more housing options for families, assist residents in achieving self-sufficiency, and increase the cost-effectiveness of public housing and Housing Choice Voucher program administration.

Ongoing MTW Activities

Overall

- ***Revitalization of 25,000 Housing Units (p. 68):*** CHA continues to make progress toward the goal of 25,000 housing units and providing additional housing opportunities for residents. At the end of FY2011, CHA had completed 85% of this goal.
- ***Comprehensive Low-Income Home Ownership Program (p. 68):*** CHA seeks to enhance housing options for low-income families through the expansion of its HCV Choose to Own (CTO) Home Ownership Program to current CHA public housing residents.

Public Housing

- **Public Housing Work Requirement (p. 69):** Through the implementation of a work requirement across CHA's public housing portfolio, more residents are engaged in employment, education, job training, and community service in order to achieve goals for self-sufficiency. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.
- **Office of the Ombudsman (p. 70):** The Office of the Ombudsman provides designated staff to address the concerns of public housing residents living in mixed-income communities and serves as a liaison between residents and CHA leadership. The office promotes self-reliance by assisting residents in resolving issues and adapting to their new community as well as staffing efficiency by directing resident inquiries to a single office.
- **\$75 Minimum Rent (p. 71):** CHA increased the minimum rent from \$50 to \$75, taking into account cost of living adjustments which had not been previously considered or incorporated. The impact of the revised minimum rent level is an increase in rent collection revenue from residents paying the minimum rent.
- **Reasonable Cost Formula and Methodologies for Rehabilitation (p. 72):** CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits. The reasonable cost formula enables CHA to minimize cost overages in construction and rehabilitation activities.
- **Reasonable Cost Formula and Methodologies for Redevelopment (p. 72):** HUD approved the reasonable cost formula for redevelopment in FY2010. The increased reasonable cost limits will help CHA cover the full cost of public housing units in mixed-income developments and increase public housing opportunities on an annual basis.

Housing Choice Voucher Program

- **Biennial Re-examinations of HCV Program Participants (p. 73):** CHA conducts biennial, rather than annual, re-examinations for HCV Program participants to review and establish continued eligibility for the HCV program, resulting in reduced staff time and administrative cost savings.
- **Exception Payment Standards/Exception Rents (p. 74):** CHA established criteria for the agency to self-certify exception rents that may be up to 300% of the established payment standard. Exception rents will help to increase housing opportunities in lower poverty, opportunity areas throughout Chicago.
- **Elimination of Assets in Income Calculation (p. 74):** CHA will no longer include income earned from assets as part of the HCV rent calculation. However, CHA continues to verify assets for the purposes of initial income eligibility for the HCV program.

Property Rental Assistance/Project-Based Voucher Program

- ***Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties (p. 75):*** CHA may increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building. CHA uses this flexibility to create innovative funding structures for PBV developments and enhance its Property Rental Assistance program.
- ***Authorization of Qualified Owners/Property Managers to Perform Initial Eligibility Determinations and Reexaminations (p. 76):*** CHA will authorize qualified owners, as defined by CHA, to perform initial eligibility determinations and re-examinations of participants in the PRA Program. The purpose of this activity is to reduce costs, minimize the duplication of effort, and to administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments.
- ***Ensure Excellent Maintenance of Quality Housing (p. 76):*** CHA will perform quality control inspections of PRA units and developments consistent with best practices in subsidized property management. Under this approach, CHA will require owners, through their property managers or contract inspectors that have demonstrated successful property management knowledge and/or experience, to inspect all project-based voucher units annually.
- ***30-Year PBV Contract Commitments (p. 77):*** To facilitate the expansion of affordable housing opportunities through the use of project-based vouchers, CHA will use MTW authority to enter into HAP contracts for an initial term between 16 and 30 years.
- ***PRA Inspections (p. 79):*** CHA will reduce the number of inspections required prior to lease-up of PBV developments that are new construction or substantial rehabilitation. In cases involving such properties, CHA considers the issuance of a Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards.
- ***PBV Participant Transition to Housing Choice Voucher (p. 80):*** CHA will reduce turnover in Project-Based Voucher developments by requiring families to occupy the unit for two years, unless it is a supportive housing unit, before they are eligible for a Tenant-Based Voucher. Under this approach, CHA decreases the administrative cost to issue vouchers for each PBV unit turned over.

CHA also utilizes the single-fund budget provided through MTW participation for expanded and flexible resources for overall administration of housing assistance, capital activities, and special services and programs for residents such as case management and workforce development. Beyond participation in the MTW Demonstration Program, CHA strives to maintain and build sustainable partnerships with a variety of stakeholders, organizations, and agencies to fulfill the overall goals of Plan for Transformation.

Highlights of FY2011 MTW Annual Report

Section Two: General Housing Authority Operating Information

Overall Unit Delivery Progress

- In FY2011, CHA delivered 916 housing units through mixed-income redevelopment; rehabilitation in senior designated, scattered site, and family housing developments; acquisition/rehabilitation through the Property Investment Initiative; and new project-based voucher units through the Property Rental Assistance program.
- As of the end of FY2011, CHA has completed 21,203 housing units or 85% of the overall unit delivery goal for the Plan.

Housing Stock Information

- CHA delivered a total of 432 new public housing units in FY2011. This includes 424 public housing units across mixed-income, traditional family, scattered site, and senior designated developments.
- The final 7 public housing units were delivered in Phase A2/Savoy Square at Legends South.
- CHA reached 100% completion of the Plan goal for senior designated housing with the rehabilitation of Ralph J. Pomeroy Apartments in FY2011.
- As part of the Property Investment Initiative, a total of 24 units have been acquired, and a total of eight were made available for occupancy and counted toward unit delivery in FY2011.
- A total of 130 public housing units were delivered at Dearborn Homes in FY2011 marking the completion of rehabilitation at the site for a total of 668 renovated public housing units.
- As of the end of FY2011, 38,391 total Housing Choice Vouchers were authorized for CHA and made available to eligible families, including 36,617 MTW and 1,774 non-MTW vouchers.
- CHA utilized a total of 2,341 PBVs, including 2,186 under Housing Assistance Payment (HAP) contracts and 155 PBV units under an Agreement to Enter into a Housing Assistance Payment (AHAP) in FY2011.

Leasing Information

- A total of 17,344 MTW public housing units were under lease or occupied in FY2011.
- A total of 37,318 HCVs were leased by the end of FY2011, including 35,686 MTW vouchers and 1,632 non-MTW vouchers.

Wait List Information

- The revised FY2011 Admissions and Continued Occupancy Policy (ACOP) was approved by CHA's Board of Commissioners in July 2011 and introduced two new categories of applicant preferences:
 - Veteran's Preference – Eligible applicants who can demonstrate that he/she is a veteran, the immediate family member of a veteran (Living or deceased), or is active/inactive military personnel of the United States Armed Forces will receive a ranking preference on the wait list.
 - Geographic Preference – Applicants may select one geographic region as a preferred area within the city of Chicago or request to be placed in the first available unit. This preference is not a ranking preference.

- At the end of FY2011, CHA's public housing wait lists (Community-Wide/Family, Community Area/Scattered Site, and Senior Site-Based Wait Lists) consisted of 59,824 total applicants.
- At the end of FY2011, CHA's HCV Wait List was composed of 36,634 total applicants.

Section Three: Non-MTW Related Housing Authority Information

American Recovery and Reinvestment Act (ARRA)

- In FY2009, CHA received \$209,998,969 in formula and competitive funding from HUD through the American Recovery and Reinvestment Act (ARRA). At the end of FY2011, CHA expended 94% (\$135,238,921) of the \$143,913,180 in the formula grant. At the end of FY2011, CHA received and spent \$65,758,881 in Capital Fund Recovery Competition (CFRC) grants under ARRA.

Resident Services Program Updates

- In FY2011, 24,995 residents were engaged with service providers (77 percent of households who are eligible for service with contractors), and there were more than 1,374 unsubsidized job placements through CHA funded services.
- CHA's Family Self-Sufficiency (FSS) programs assist public housing residents and HCV leaseholders in gaining financial independence. By the end of FY2011, there were 302 public housing residents participating in the Public Housing FSS Program and 1,141 current voucher holders participating in the HCV FSS program
- In FY2011, CHA engaged more than 5,000 youth in recreational, academic and employment programs and special events.
- CHA implemented a revised Section 3 hiring process in FY2010. In FY2011, 314 positions with CHA contractors were filled through CHA's Section 3 program. This represents 36 percent of all new jobs created under CHA contracts.

Section Four: Long Term MTW Plan (Optional)

This section is not included.

Section Five: Proposed MTW Activities

- CHA did not implement several approved MTW activities related to the HCV Owner Excellence Program in FY2011.
- CHA did not implement the approved PBV Rent Increase Policy in FY2011.

Section Six: Ongoing MTW Activities

- As of the end of FY2011, 4,298 (50%) public housing residents subject to the work requirement were compliant.
- In FY2011, CHA's Office of the Ombudsman held eight meetings for public housing residents in mixed-income sites in the three geographic regions with a total attendance of 244 residents. In addition, six Safe-Summer events were held in FY2011.
- CHA was able to deliver an additional 130 rehabilitated units at Dearborn Homes through the use of the reasonable cost formula for rehabilitation in FY2011.
- In FY2011, CHA conducted 21,233 biennial re-examinations for a savings of 42,466 staff hours as a result of performing re-examinations for only approximately half of HCV households.



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- In FY2011, CHA approved five developments through the PRA Program that exceeded the 25% PBV assistance limit.
 - In FY2011, CHA entered into 21 HAP Contracts (representing 349 units) with terms lengths that exceed 16 years under the PRA Program.

Section Seven: Sources and Uses of Funding

- In FY2011, the impact of the single-fund flexibility on CHA's resources continued to be seen through the redevelopment, rehabilitation, and acquisition of public housing units and CHA upgrades to family and senior units to comply with ADA accessibility requirements, and through promoting family self-sufficiency through a variety of supportive services.
- Through CHA's All Clear utility assistance program, \$2,091,417 in debt has been cleared through participant and program contributions from FY2008-FY2011.

Section Two
General Housing Authority
Operating Information





Section II: General Housing Authority Information

This section contains General Housing Authority Operating Information for CHA's public housing portfolio and Housing Choice Voucher (HCV) Program, including Housing Stock, Leasing, and Wait List information.

Overall Progress toward Goal of 25,000 Housing Units

During FY2011, CHA continued to make progress toward the Plan for Transformation goal of rehabilitating or replacing 25,000 units of affordable housing in Chicago. In FY2011, CHA delivered 916 housing units through mixed-income redevelopment; rehabilitation in senior designated, scattered site, and family housing developments; acquisition/rehabilitation through the Property Investment Initiative (PII); and new project-based voucher units through the Property Rental Assistance (PRA) program. CHA achieved FY2011 goals for mixed-income redevelopment and public housing rehabilitation; however, goals for newer initiatives, PII and PRA, were not met. While the PRA program received numerous applications in FY2011 that would have exceeded projected numbers, CHA was selective in approving these in order to expand housing opportunities in new communities and for diverse populations. As of the end of FY2011, CHA has completed 21,203 housing units or 85% of the overall unit delivery goal for the Plan. CHA's progress toward the 25,000 unit delivery goal is not the same as the total number of public housing units CHA owns and manages, as explained in the following section. *(Please refer to Appendix 1 for Overall Unit Delivery by Year through FY2011.)*

FY2011 Overall Unit Delivery				
AMP	Type/Program	Development	Projected FY2011 Unit Delivery	Actual FY2011 Unit Delivery
IL002146000	Mixed-Income Family Housing Redevelopment	Savoy Square/Legends South Phase A2	5	7
IL002148000		West End Phase II	50	65
IL002149000		Park Douglas	55	31
IL002155000		Oakwood Shores Senior 202	0	59
IL002147000		Parkside of Old Town Phase 2A	0	16
IL002013000	Family Housing Rehabilitation	Dearborn Homes	94	130
IL002033000	Scattered Site Housing Rehabilitation	Wentworth Annex (Scattered Sites-Southeast)	12	12
IL002152000	Senior Housing Rehabilitation	Ralph J. Pomeroy Apartments	104	104
IL002157001 IL002158001	Public Housing Acquisition/Rehabilitation	Property Investment Initiative	60	8
N/A	Project-Based Vouchers	Property Rental Assistance Program	646	484
Total Housing Units			1,026	916



Housing Stock Information: Public Housing

Number of Public Housing Units at the end of FY2011

As of the end of FY2011, CHA currently owns and is responsible for 21,152 public housing units. This number includes all standing public housing units and is not the same as CHA's progress toward the 25,000 unit delivery goal. Units counted toward the Plan for Transformation unit delivery goal are detailed in Appendix 1. CHA-owned public housing units are categorized in two ways:

- *Online Units*: All occupied units plus those that are vacant but available for occupancy/habitable. CHA's vacancy rate is calculated based on online, habitable units.
- *Offline Units*: Units unavailable for occupancy and offline for HUD-approved reasons such as pending demolition/disposition, ADA modification, routine or major capital maintenance, non-dwelling use, on-site employee use, relocation resources, and those public housing units currently offline as CHA undertakes redevelopment planning at sites across the city through the Plan for Transformation.

Of the total standing public housing units, 17,708 units are online (occupied or vacant but available for occupancy) as of the end of FY2011. The following table shows the breakdown of CHA's public housing units.

CHA Public Housing/ACC Units as of 12/31/11		
	Total Units	Explanation
Online Units	17,708	Includes occupied and vacant units. CHA's vacancy rate is calculated based on online units.
<i>Occupied Units</i>	17,344	Includes online units which are currently occupied/leased.
<i>Vacant Units</i>	364	Includes online units which are currently vacant and available for occupancy.
Offline Units	3,444	Includes units offline and unavailable for occupancy for HUD-approved reasons described below.
Total Public Housing (ACC) Units*	21,152	Includes all standing public housing units (offline and online) which CHA owns and is responsible for.

*Does not include 339 units at city/state PBV sites (Lathrop Elderly, Harrison Courts, and Loomis Courts) which are not public housing units.

Offline Unit Summary

A total of 3,444 public housing units in CHA's portfolio were offline and unavailable for HUD-approved reasons as of 12/31/11. The following sections describe these units in detail.

Units Included in Overall 25,000-Unit Delivery Progress and Currently Offline

Many of the properties rehabilitated or redeveloped under the Plan for Transformation over ten to twelve years ago may now require maintenance work. To ensure CHA properly maintains properties within the public housing portfolio, CHA may occasionally take units offline to perform necessary repairs or updates.

Units Included in Overall 25,000-Unit Delivery Progress and Currently Offline as of 12/31/11	
Category	Total Units
<i>Non-dwelling (offices)</i>	320
<i>Routine Capital Maintenance and ADA Modifications (w/in 6-12 months)</i>	499
<i>Major Capital Maintenance (12-24 months)</i>	339
<i>Redevelopment Planning (Timeline TBD)</i>	269
<i>Relocation Resources</i>	97
Total Units	1,524

The units in this category that are currently offline are not occupied for the following reasons:

- *Non-dwelling (offices)*: 320 units – These units are for on-site employees and for property management and service provider offices.
- *Routine Capital Maintenance and ADA Modifications (will be back online w/in 6-12 months)*: 499 units – As with any property manager or housing authority, CHA must occasionally take units offline to conduct needed repairs, routine maintenance, or perform updates to align with updated building requirements. This category also includes units under contract for ADA modification.
- *Major Capital Maintenance (will be back online w/in 12-24 months)*: 339 units – In an effort to maintain the highest quality product, CHA will need to take units offline to perform major capital maintenance. While this takes units offline for a longer period of time, the capital investment will ensure the viability of the property for years to come.
- *Redevelopment Planning (Timeline TBD)*: 269 units – From time to time, a property may require significant rehabilitation or redevelopment. CHA has issued a Request for Proposals (RFP) to conduct work on some of these units, and CHA is exploring options for future plans for additional units.



- **Relocation Resources:** 97 units – These units are held vacant to help CHA comply with the Relocation Rights contract by ensuring we have units available for residents undergoing relocation. This legal contract has been in place since 2000 and these units are held for 10/1/99 residents covered under the contract.

CHA is working to bring these units back online as quickly as possible.

Units Offline for Planning and Not Included in Overall 25,000-Unit Delivery Progress

In addition to the units described above, there are other public housing units currently offline as CHA undertakes redevelopment planning at sites across the city through the Plan for Transformation.

Units Offline for Planning and Not Included in Overall 25,000-Unit Delivery Progress	
Category	Total Units
<i>Pending Demolition/Disposition</i>	61
<i>Redevelopment Planning (Timeline TBD)</i>	1,859
Total Units	1,920

The units in this category are offline for the following reasons:

- **Pending Demolition/Disposition:** This category includes units slated for demolition or pending disposition.
- **Redevelopment Planning:** This category includes units at sites with redevelopment planning underway and also sites for which CHA is exploring options for future plans.
 - **Altgeld Gardens/Phillip Murray Homes-** As stated in the FY2011 MTW Annual Plan, CHA is exploring options for Altgeld/Murray, including integrating other housing types, commercial, or social service components within or adjacent to the property. All unit rehabilitation activity is pending a re-assessment of long-term redevelopment needs at this site.
 - **Frances Cabrini Rowhouses-** As mentioned in the FY2012 Annual Plan, CHA has reassessed its previous plans for the non-rehabilitated section of the Cabrini Rowhouses and will no longer support 100% public housing at the Rowhouse property. Therefore, CHA will work with the Near North Working Group group to incorporate the Cabrini Rowhouse property into the broader Request for Qualifications (RFQ) being developed by the Near North Working Group.
 - **Lathrop Homes-** CHA is planning for the redevelopment of this site with the Lathrop Working Group and selected developer, Lathrop Community Partners. In FY2011, CHA conducted relocation for consolidation from the north end to the south end of the site.

Unit Delivery Progress vs. Total Public Housing Units

CHA’s progress toward the 25,000 unit delivery goal is not the same as the total number of public housing units CHA owns or manages or the number of online public housing units. Public housing units renovated or redeveloped through the Plan ten to twelve years ago, though counted toward unit delivery

Section II: General Housing Authority Information



progress, may now temporarily be offline for reasons described in the previous section. Moreover, project-based vouchers (PBVs) administered through CHA’s HCV Program are not CHA-owned public housing units, but do provide needed affordable housing opportunities and are counted toward the overall goal of 25,000 revitalized housing units. The following table shows the breakdown of public housing and PBV units counted toward overall unit delivery progress.

Units Counted in Overall Progress toward 25,000 Goal as of 12/31/11		
	Total Units	Explanation
Public Housing*	19,100	Includes rehabilitated family, scattered site, and senior units; redeveloped mixed-income units; acquired units through Property Investment Initiative
Project-Based Vouchers	2,103	Includes PBV units under HAP contracts in Chicago through the Property Rental Assistance Program
Total Units Counted toward 25,000 Goal	21,203	Includes public housing and PBV units

*Public housing units renovated or redeveloped in the earlier years of the Plan and counted toward overall progress may temporarily be offline for reasons described in the above section.

Description of Significant Capital Expenditures by Development

CHA’s ability to both maintain and restore assets, while continuing to improve public housing for residents throughout Chicago, is fundamental to the success of the Plan for Transformation. During FY2011, CHA continued to meet the financial commitments that the Agency initiated prior to its participation in the MTW Demonstration Program. In addition, CHA maintained capital spending for additional capital improvements and revitalization activities during the year. In FY2011, CHA invested \$142,787,647 in public housing via CHA’s Capital Program. Many of the variances represent Capital projects that span multiple fiscal years due to the nature of the work. The Agency deferred several Capital Construction projects from FY2011 to FY2012 to allow for additional studies, planning, and evaluations. This deferral provided an opportunity for CHA to ensure that projects: a) align with the Agency’s strategic long term plan for each development; and, b) optimize the use of capital dollars. Moreover, planning and development of new rental phases, at existing mixed-income developments, has slowed due to a reduction in funding for affordable housing as well as a downturn in the real estate sector especially the “for-sale” market. Planning is currently underway for new mixed-income developments to create new rental phases in the coming years.

Section II: General Housing Authority Information

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BUDGET VS. ACTUAL VARIANCES, CAPITAL PROGRAM EXPENDITURES, MONTH ENDED DECEMBER 31, 2011					
AMP CATEGORY	AMP & AMP DESCRIPTION	Annual Capital Budget	Annual Capital Actual	Variance	% Spent
FAMILY					
	1010-ABLA	\$966,871	\$727,977	\$238,894	75.3%
	1020-ALTGELD-MURRAY	\$9,876,214	\$2,077,631	\$7,798,583	21.0%
	1021-ALTGELD-MURRAY	\$30,818	\$42,494	(\$11,676)	137.9%
	1023-ALTGELD-MURRAY	\$378,800	\$176,724	\$202,076	46.7%
	1030-BRIDGEPORT	\$2,773,102	\$2,056,714	\$716,388	74.2%
	1040-CABRINI - 1230 N. BURLING	\$324,590	\$188,436	\$136,154	58.1%
	1130-DEARBORN HOMES	\$2,637,580	\$1,302,997	\$1,334,583	49.4%
	1160-ICKES	\$1,626,833	\$1,093,848	\$532,985	67.2%
	1170-IDA B. WELLS	\$505,508	\$489,825	\$15,683	96.9%
	1181-LAKE PARC PLACE	\$625,171	\$847,106	(\$221,935)	135.5%
	1220-LATHROP	\$2,567,238	\$980,422	\$1,586,816	38.2%
	1240-LECLAIRE COURTS EXT.	\$7,039,202	\$2,468,604	\$4,570,598	35.1%
	1250-LOWDEN	\$746,767	\$625,797	\$120,970	83.8%
	1310-SS-NORTH CENTRAL	\$3,277,185	\$3,517,562	(\$240,377)	107.3%
	1312-SS NORTH WEST	\$2,476,028	\$1,547,010	\$929,018	62.5%
	1320-SS NORTH EAST	\$2,968,279	\$2,283,945	\$684,334	76.9%
	1330-SS SOUTH EAST	\$7,489,252	\$7,709,823	(\$220,571)	102.9%
	1340-SS SOUTH WEST	\$3,560,909	\$3,143,715	\$417,194	88.3%
	1350-SS WEST	\$2,078,471	\$4,365,663	(\$2,287,192)	210.0%
	1370-Administrative - 47thSt/Taylor	\$177,000	\$168,573	\$8,427	95.2%
	1380-TRUMBULL PARK	\$1,104,496	\$1,131,025	(\$26,529)	102.4%
	1390-WASHINGTON PARK	\$2,750,359	\$397,848	\$2,352,511	14.5%
	1400-WENTHWORTH GARDENS	\$1,645,633	\$1,641,802	\$3,831	99.8%
	1890-CABRINI EXT.	\$83,811	\$203,091	(\$119,280)	242.3%
	1910-CABRINI ROWHOUSE	\$555,271	\$716,529	(\$161,258)	129.0%
	1920-CABRINI GREEN	\$392,737	(\$413,068)	\$805,805	-105.2%
	1930-HORNER-WEST HAVEN	\$456,756	\$344,103	\$112,653	75.3%
	1950-LAWNDALE GARDENS PARTNER/2490PARK DOUGLASS	\$9,583,699	\$9,456,075	\$127,624	98.7%
	2570-PII NORTH/2580-PII SOUTH & 4000-PII	\$8,981,264	\$3,804,183	\$5,177,081	42.4%
	FAMILY Total	\$68,119,145	\$40,775,217	\$27,343,928	59.9%

Section II: General Housing Authority Information

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AMP CATEGORY	AMP & AMP DESCRIPTION	Annual Capital Budget	Annual Capital Actual	Variance	% Spent
SENIOR					
	1410-9131-77 S. CHICAGO	\$585,063	\$492,358	\$92,705	84.2%
	1420-150 S. CAMPBELL	\$571,302	\$358,035	\$213,267	62.7%
	1430-ECKHART	\$4,831,716	\$4,109,495	\$722,221	85.1%
	1440-FLANNERY	\$522,651	\$527,034	(\$4,383)	100.8%
	1450-HILLIARD SENIOR	\$5,000	\$780	\$4,220	15.6%
	1460-ARMOUR SQUARE	\$1,757,538	\$1,440,306	\$317,232	82.0%
	1480-855 W. ALDINE AVENUE	\$439,731	\$280,872	\$158,859	63.9%
	1490-116 W. ELM	\$384,538	\$440,661	(\$56,123)	114.6%
	1500-440 N. DRAKE	\$512,040	\$269,567	\$242,473	52.6%
	1520-LINCOLN PERRY APTS. I	\$267,824	\$281,334	(\$13,510)	105.0%
	1521-LINCOLN PERRY APTS. II	\$520,382	\$394,817	\$125,565	75.9%
	1540-4945 N. SHERIDAN	\$634,577	\$348,891	\$285,686	55.0%
	1550-CLARK & IRVING APTS.	\$1,148,009	\$817,214	\$330,795	71.2%
	1570-5821 N. BROADWAY	\$2,775,550	\$2,440,723	\$334,827	87.9%
	1590-1750 W. PETERSON	\$528,044	\$494,287	\$33,757	93.6%
	1600-4645 N. SHERIDAN	\$363,798	\$325,899	\$37,899	89.6%
	1610-3030 W. 21ST PLACE	\$348,260	\$490,202	(\$141,942)	140.8%
	1620-3700 W. CONGRESS PKY.	\$659,118	\$509,039	\$150,079	77.2%
	1630-1611 S. RACINE	\$811,857	\$570,509	\$241,348	70.3%
	1640-5670 W. LAKE	\$270,320	\$235,627	\$34,693	87.2%
	1650-3916 W. WASHINGTON	\$300,484	\$229,871	\$70,613	76.5%
	1660-344 W. 28TH PLACE	\$387,519	\$299,452	\$88,067	77.3%
	1670-1633 W. MADISON	\$1,805,599	\$1,471,139	\$334,460	81.5%
	1680-WICKER PARK	\$501,146	\$313,968	\$187,178	62.7%
	1700-1447 S. ASHLAND	\$439,717	\$314,018	\$125,699	71.4%
	1710-2140 N. CLARK STREET	\$567,635	\$282,937	\$284,698	49.8%
	1720-2111 N HALSTED	\$468,458	\$228,237	\$240,221	48.7%
	1730-1845 N LARRABEE	\$3,981	\$17,595	(\$13,614)	442.0%
	1740-LINCOLN & SHEFFIELD	\$1,705,120	\$1,140,819	\$564,301	66.9%
	1750-1930 W. LOYOLA AVE.	\$435,613	\$394,366	\$41,247	90.5%
	1760-6400 N. SHERIDAN	\$1,111,723	\$762,778	\$348,945	68.6%
	1770-4227 S. OAKENWALD	\$440,287	\$370,083	\$70,204	84.1%

Section II: General Housing Authority Information

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AMP CATEGORY	AMP & AMP DESCRIPTION	Annual Capital Budget	Annual Capital Actual	Variance	% Spent
	1780-4250 S. PRINCETON	\$457,054	\$322,536	\$134,518	70.6%
	1790-4930 S. LANGLEY	\$289,628	\$236,934	\$52,694	81.8%
	1800-6401 S. YALE AVE.	\$625,170	\$563,057	\$62,113	90.1%
	1810-661 E. 69TH STREET	\$136,534	\$109,112	\$27,422	79.9%
	1820-6360 S. MINERVA	\$488,875	\$404,388	\$84,487	82.7%
	1830-4030 S. LAKE PARK AVE.	\$439,693	\$362,588	\$77,105	82.5%
	1840-JUDGE SLATER APTS.	\$1,066,279	\$1,010,245	\$56,034	94.7%
	1860-6455 W. 65TH STREET	\$740,196	\$616,003	\$124,193	83.2%
	1870-4949 S. COTTAGE GROVE	\$140,183	\$311,091	(\$170,908)	221.9%
	SENIOR Total	\$30,488,212	\$24,588,869	\$5,899,343	80.7%
MIXED INCOME					
	1300-ROCKWELL GARDENS		(\$93,874)	\$93,874	-
	2050-LAKE PARK CRESCENT	\$60,000	\$24,081	\$35,919	40.1%
	2070-WEST END		\$352,885	(\$352,885)	-
	2100-SHAKESPEARE	\$10,500	\$3,644	\$6,856	34.7%
	2111-Demolished more than 3 years	\$627	\$326	\$301	52.0%
	2130-Oakwood Shores-IA	\$158,564		\$158,564	0.0%
	2160-ROOSEVELT SQUARE		\$31,184	(\$31,184)	-
	2250-PARK BLVD 1B	\$1,969,075	\$254,284	\$1,714,791	12.9%
	2270-Hansberry Square	\$960,266	\$230,097	\$730,169	24.0%
	2310-PARKSIDE RENTAL		(\$198,846)	\$198,846	-
	2320-WEST HAVEN PARK IIB	\$1,035,000	\$498,127	\$536,873	48.1%
	2330-ROOSEVELT SQUARE IIB	\$2,275,000	\$831,068	\$1,443,932	36.5%
	2410-WEST HAVEN PARK IIC		\$215,799	(\$215,799)	-
	2440-BRITTON BUDD (MIXED FINANCE)	\$46,729	(\$68,056)	\$114,785	-145.6%
	2450-OAKWOOD SHORES 2B	\$1,833,530	\$818,531	\$1,014,999	44.6%
	2460-LEGEND SOUTH 2A SAVOY		\$534,408	(\$534,408)	-
	2470-PARKSIDE 2A	\$11,423,100	\$9,298,682	\$2,124,418	81.4%
	2480-WEST END PHASE 2	\$9,554,975	\$8,796,105	\$758,870	92.1%
	2510-KENMORE APTS (MIXED FINANCE)	\$10,211	\$5,508	\$4,703	53.9%
	2520-POMEROY APTS (MIXED FINANCE)	\$12,635,807	\$13,428,424	(\$792,617)	106.3%
	3222-Demolished less than 3 years	\$52,086	\$285,957	(\$233,871)	549.0%

Section II: General Housing Authority Information

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AMP CATEGORY	AMP & AMP DESCRIPTION	Annual Capital Budget	Annual Capital Actual	Variance	% Spent
	6000-HOPE VI	\$13,160,000	\$4,709,027	\$8,450,973	35.8%
	6001-HABITAT	\$138,693	(\$2,147,176)	\$2,285,869	-1548.2%
	6002-HABITAT	\$19,622,205	\$18,577,047	\$1,045,158	94.7%
	MIXED INCOME Total	\$74,946,368	\$56,387,230	\$18,559,138	75.2%
OTHER					
	5000-CITY/STATE	\$2,600,000	\$2,635,927	(\$35,927)	101.4%
	7000-OTHER	\$597,140	\$112,603	\$484,537	18.9%
	OTHER Total	\$3,197,140	\$2,748,530	\$448,610	86.0%
COCC					
	1000-AMP SERVICE CENTER	\$6,091,569	\$5,966,565	\$125,004	97.9%
	COCC Total	\$6,091,569	\$5,966,565	\$125,004	97.9%
GRAND TOTAL		\$192,403,133	\$142,787,647	\$49,615,486	74.2%

Capital Expenditures Analysis

The overall budget for the Capital Program as of December 31, 2011 is \$192.4 million versus actual expenses of \$142.8 million. The year-end positive variance for the Capital Program is \$49.6 million and represents capital projects that span multiple fiscal years due to the nature of the work and projects that were deferred to later periods. Total FY2011 expenditures for the capital Program is 74.2% of the annual budget. Variance explanations are provided for variances greater than \$1.0 million.

Family Properties (AMPs 1010-4000) - The year-end expenditures for the family properties are \$40.8 million (59.9%) of the budgeted amount. Key elements of the variance are as follows:

(AMP 1020) Altgeld-Murray

The \$7.8 million positive variance is primarily due to construction starting later in the year on Altgeld Phase 5 and construction on Altgeld Town Center being moved to FY2012.

(AMP 1130) Dearborn Homes

The \$1.3 million positive variance is primarily due to construction improvements that span across fiscal years for the basement lifts project.

(AMP 1220) Lathrop

The \$1.6 million positive variance is primarily due to planned site acquisitions for Lathrop that had not occurred by year end.

(AMP 1240) LeClaire Courts Ext.

The \$4.6 million positive variance is primarily due to planned site acquisitions that had not taken place by year end and lower than anticipated expenses for demolition.



(AMP 1350) SS West

The \$2.3 million negative variance is primarily due to unbudgeted extraordinary maintenance contract costs for properties located in the Scattered Sites West Region and higher than anticipated costs for ADA retrofit activity.

(AMP 1390) Washington Park

The \$2.4 million positive variance is primarily due to delaying the development activity for predevelopment and site acquisition to 2012.

(AMP 2570, 2580, 4000) Property Investment Initiative

The \$5.1 million positive variance is primarily due to slower than anticipated acquisition activity.

Senior Properties (AMPs 1370-1870) - The year-end expenditures for the senior properties are \$24.6 million (80.7%) of the annual budget. Variances were not considered significant and did not meet our \$1 million threshold for providing variance explanations.

Mixed Income Properties (AMPs 1300-6002) - The year-end expenditures for the mixed income properties are \$68.7 million (81.3%) of the annual budget. Key elements of the variance are as follows:

(AMP 2250) Park Blvd 1B

The \$1.7 million positive variance is primarily due to development activity for site acquisition and remediation spanning multiple fiscal years. The balance of the budget is anticipated to be spent in future periods.

(AMP 2330) Roosevelt Square IIB

The \$1.4 million positive variance is primarily due to shifting the projected start date to FY2012 for Roosevelt Square IIB phase which will include the acquisition of Fosco Park.

(AMP 2450) Oakwood Shores 2B

The \$1.0 million positive variance is primarily due to shifting the project start date to FY2012 for predevelopment and site acquisition.

(AMP 2470) Parkside 2A

The \$2.1 million positive variance is primarily due to funds for site acquisition not being disbursed in FY2011.

(AMP 6000) HOPE VI

The \$8.5 million positive variance is primarily due to the timing of the construction draws from the various funding sources for Park Boulevard, a mixed financed property. During 2011, construction activity for Park Boulevard was funded by equity and City Home loans. Hope VI funds will be utilized for FY2012 construction draws.

(AMP 6001) Habitat

The \$2.3 million positive variance is primarily due to the reclassification of expenses from the work-in-progress account to the new loan for Cabrini for the costs associated with HOPE VI. In addition, expenses for projects that were capitalized impacted the variance.

(AMP 6002) Habitat

The \$1.0 million positive variance is primarily due to Habitat reporting of HOPE VI construction costs, fees and administrative expenses.



Public Housing Units Added in FY2011

CHA delivered a total of 432 new public housing units in FY2011. This includes 424 public housing units across mixed-income, traditional family, scattered site, and senior designated developments in addition to eight public housing units acquired through the Property Investment initiative.

FY2011 Public Housing Unit Delivery by Bedroom Size								
AMP	Development	Bedroom Size					Total FY2011 Units Delivered	
		1	2	3	4	5		
IL002146000	Mixed-Income Family Housing Redevelopment	Savoy Square/Legends South Phase A2	1	4	2	0	0	7
IL002148000		West End Phase II	5	9	43	8	0	65
IL002149000		Park Douglas	2	19	5	5	0	31
IL002155000		Oakwood Shores Senior 202	59	0	0	0	0	59
IL002147000		Parkside of Old Town Phase 2A	1	10	4	0	1	16
IL002013000	Family Housing Rehabilitation	Dearborn Homes	42	36	42	10	0	130
IL002033000	Scattered Site Housing Rehabilitation	Wentworth Annex (Scattered Sites-Southeast)	0	1	10	1	0	12
IL002152000	Senior Housing Rehabilitation	Ralph J. Pomeroy Apartments	104	0	0	0	0	104
IL002157001 IL002158001	Public Housing Acquisition/Rehabilitation	Property Investment Initiative	0	0	8	0	0	8
Total Housing Units			214	79	114	24	1	432

Mixed-Income Family Housing Redevelopment

CHA delivered a total of 178 public housing units in mixed-income family developments in FY2011. Units were completed in phases at Legends South (IL002146000), West End (IL002148000), Park Douglas (IL002149000), Oakwood Shores (IL002155000), and Parkside of Old Town (IL002147000).

Legends South (formerly Robert Taylor Homes)

As part of replacement housing for the former Robert Taylor Homes, the final 7 public housing units were delivered in Phase A2/Savoy Square (IL002146000) at Legends South. The FY2011 goal of 5 units was exceeded as 2 units planned for FY2010 were actually delivered in FY2011. The phase includes a total of 138 rental units: 60 public housing, 50 affordable, and 28 market rate homes. Of the total units in this phase, 17 are mobility



adaptable, three are sensory accessible, and eight are mobility accessible. The development consists of two- and three-story rowhouses and walk-ups in 19 buildings and features a community center that houses management and leasing offices, a social services coordinator, and a computer lab.

West End (formerly Rockwell Gardens)

A total of 65 public housing units were delivered at West End Phase II (IL002148000) in FY2011 as part of replacement housing for the former Rockwell Gardens. In addition to the public housing units, 33 affordable and 14 market rate units were delivered in FY2011, completing this phase with a total of 112 rental units. Units are spread among three-, four-, five-, and ten-flat structures offered throughout seven building types. Of the total 65 public housing units in this phase, six are accessible, ten are adaptable, and four are sensory accessible. CHA used American Recovery and Reinvestment Act (ARRA) competitive grant funds for the redevelopment of this phase at West End.

Park Douglas (formerly Lawndale Complex)

In FY2011, as part of the first phase of mixed-income replacement housing for the former Lawndale Complex, 31 public housing units were delivered at Park Douglas (IL002149000). In addition to the public housing units, 21 affordable and 15 market-rate units were delivered in FY2011. Park Douglas will ultimately contain a total of 60 public housing units in two-, three-, five-, six-, and nine-flat buildings and two courtyard structures. Of the total public housing units in this phase, eight units will be accessible, 20 units will be adaptable, and an additional four units will be sensory accessible. CHA closed on this real estate transaction in FY2010 and completed the disbursement in FY2011 of all Capital Fund Recovery Competition funds allocated to this development through ARRA for the total 60 public housing units.

Oakwood Shores (formerly Madden/Wells/Darrow)

As part of the Oakwood Shores mixed-income community, 59 non-ACC units targeted for seniors were delivered in the next phase of Oakwood Shores, a Senior 202 building (IL002155000) with a total of 76 rental units within the Oakland community area of Chicago. The project serves seniors who are capable of independent living, including disabled and non-disabled seniors. The building is a 5 story structure with approximately 75,600 square feet, including a ground floor community room, recreation room and an exercise room. The dwelling unit amenities include carpeted floors in living rooms and bedrooms, kitchens equipped with adjustable blinds and air conditioning and emergency pull cords in the bathrooms and bedrooms. Of the 59 non-ACC targeted units, five units are mobility accessible, eight units are adaptable, and an additional ten units are sensory accessible.

Parkside of Old Town (formerly Cabrini Extension North)

As part of the second phase of mixed-income replacement housing at Parkside of Old Town, CHA delivered 16 public housing units in Phase 2A (IL002147000). The 39 total planned public housing units at Parkside of Old Town 2A are dispersed throughout an eight-story mid-rise building and six two-story attached townhomes. Of the 16 public housing units delivered in FY2011, three units are accessible and six are adaptable. In addition to the public housing units, 19 affordable and five market-rate units were delivered in FY2011. CHA closed on this real estate transaction in FY2010 and completed the disbursement in FY2011 of all Cabrini HOPE VI and Capital Fund Recovery Competition funds allocated to Parkside 2A through the American Recovery and Reinvestment Act (ARRA) for the total 39 public housing units. The redevelopment of the site includes surface water management, water conserving appliances and fixtures, meets energy start standards, water permeable private drives, green roof, and environmental friendly interior finishes.



Family Housing Rehabilitation

In FY2011, CHA completed the rehabilitation of 130 public housing units at Dearborn Homes (IL00201300).

Dearborn Homes (IL00201300)

A total of 130 public housing units were delivered at Dearborn Homes in FY2011, though 94 units were planned. Of the 130 units delivered, 22 are sensory accessible and 28 are mobility accessible. The units delivered in FY2011 mark the completion of rehabilitation at Dearborn Homes for a total of 668 renovated public housing units. The project included building renovation of new mechanical and electrical systems; building façade restoration including tuck pointing, new windows and exterior doors; site improvements include exterior lighting, landscaping, recreation areas, sidewalks; and electrical infrastructure improvements. Newly rehabilitated units include new central air conditioning and heating systems, new appliances (ranges, refrigerators, and range hoods), new solid wood interior doors, new kitchen cabinets and counter tops. Unit ADA modifications are included in the scope of work.

Scattered Site Housing Rehabilitation

CHA's scattered site housing portfolio consists of five regions: North Central (IL002031000), Northeast (IL002032000), Southeast (IL002033000), Southwest (IL002034000), and West (IL002035000). CHA achieved the Plan goal of rehabilitating 2,543 scattered site units in FY2006; however, CHA will exceed this goal with the rehabilitation of 38 scattered site housing units at Wentworth Annex (IL002033000/Southeast).

Wentworth Annex (IL002033000/Southeast)

CHA completed the rehabilitation of 12 public housing units at Wentworth Annex in FY2011 as part of Phase II at this site. To date, 24 units have been completed out of a total of 38 public housing units incorporated in a community of privately owned homes that will ultimately be rehabilitated at Wentworth Annex. The renovation includes new windows, drywall, mechanical, electrical and plumbing systems, doors, vinyl composition tile (VCT) flooring, new kitchen cabinets and appliances in addition to exterior site work improvements, site lighting, and sidewalks.

Senior Designated Housing Rehabilitation

CHA reached 100% completion of the Plan goal for senior designated housing rehabilitation with the delivery of senior public housing units at Ralph J. Pomeroy Apartments (IL002152000) in FY2011.

Ralph J. Pomeroy Apartments (IL002152000)

Through the rehabilitation of Ralph J. Pomeroy Apartments, CHA delivered a total of 104 one-bedroom public housing units for seniors and one manager/market rate unit in FY2011. Of the total 105 units in the nine-story building, six are designated as ADA accessible, 21 units are adaptable for persons with mobility disabilities, and three additional units are designated as accessible for the visually and hearing impaired. This project was funded with an ARRA competitive grant for the creation of energy efficient/green communities. The rehabilitation of this property, which has applied for LEED certification at the Platinum level, includes surface water management, water conserving appliances and fixtures, energy reduction and renewable energy technology (e.g. environmentally beneficial materials and interior features).



Property Investment Initiative

The Property Investment Initiative (PII) was approved by CHA's Board of Commissioners in January 2009. PII is an offsite housing acquisition program designed to provide low-income families with opportunities to live in a variety of Chicago communities. CHA is targeting properties that are for sale in neighborhoods with low percentages of CHA-subsidized housing, accessible to jobs and public transportation using traditional real estate acquisition processes. CHA will consider purchasing single family homes and buildings with three units or less, or no more than one-third of the units in a condo building or development. These properties will be made available for rent as public housing units in CHA's portfolio. CHA's current preference is for housing units with three or more bedrooms. CHA is also interested in accessible units that will meet Section 504 requirements.

To date, CHA has acquired 24 units through this initiative, including eight units acquired in FY2011. As part of the scattered site program, half of the units acquired in a given community area are available to current CHA residents and the other half of the acquired units are available for low-income families on the Community Area Wait Lists. Units acquired through PII are counted toward the overall unit delivery progress once they become available for occupancy. CHA projected that 60 units would be made available for occupancy through this initiative in FY2011; however, a total of eight were made available for occupancy and counted toward unit delivery in FY2011. The eight units are spread across five acquired 3-bedroom properties, including one three-flat walk-up, one two-flat walk-up, a duplex townhome, and two condo homes.

Additional Redevelopment, Rehabilitation, and Capital Maintenance Activity in FY2011

Frances Cabrini Rowhouses (IL002039000)

As mentioned in the FY2012 Annual Plan, CHA has reassessed its previous plans for the non-rehabilitated section of the Cabrini Rowhouses and will no longer support 100% public housing at the Rowhouse property. Therefore, CHA will work with the Near North Working Group group to incorporate the Cabrini Rowhouse property into the broader Request for Qualifications (RFQ) being developed by the Near North Working Group. CHA remains committed to providing new and/or rehabbed housing units at this site while offering opportunities for residents of Frances Cabrini Rowhouses to participate in the planning process. As of FY2011, CHA and the Near North Working Group are working with a Planner to guide the future of the site which will be determined following a developer selection and master planning process.

Henry Horner Homes (IL002093000)

After a series of meetings with counsel for the Horner Residents Committee, HUD, the Horner working group, and the Gautreaux plaintiffs, and after meetings with the Horner superblock residents, CHA filed a motion on December 19, 2011 seeking the Court's approval to redevelop the Horner superblock and convert it from all public housing to a mixed-income community. The matter is pending before the Court.

Harold Ickes Homes (IL002016000)

In FY2011, CHA worked with the Harold Ickes Working Group to prepare a Request for Qualifications (RFQ) for the hiring of a community development team for redevelopment. The initial draft of the RFQ was completed in FY2011; however, release of the RFQ is on hold pending review and further consideration.



LeClaire Courts and Extension (IL002024000)

In FY2011, CHA worked with the LeClaire Courts Working Group to prepare a Request for Qualifications (RFQ) for the hiring of a community development team for redevelopment. The initial draft of the RFQ was completed in FY2011; however, release of the RFQ is on hold pending review and further consideration.

Lathrop Homes (IL002022000)

In FY2011, CHA along with the developer Lathrop Community Partners and the Lathrop Working Group developed a comprehensive community engagement planning process which included engaging a variety of area stakeholders (Lathrop residents, neighbors, historic preservation and other interested parties) and training of Lathrop and neighborhood teens to inform the future planning process. The community planning kick-off meeting and a series of workshops about the planning process was held in the fourth quarter of 2011. A website¹ was also developed to provide a means for residents, neighbors and other interested parties to stay connected with the project and register for mobile alerts on planning activities. CHA also started Lathrop resident briefing sessions to provide residents further opportunities to address concerns, raise issues and prepare for the public planning process. In FY2011, CHA conducted relocation for consolidation from the north end of the site to the south end.

Parkside of Old Town (Fifth Amendment to CHA's MTW Agreement)

In FY2011, with HUD approval through the execution of the Fifth Amendment to CHA's Amended and Restated MTW Agreement, CHA utilized MTW funding to purchase a bank note which was secured by 70 market rate condominium units at the Parkside of Old Town development (Phase IA/IL002126000) within the Cabrini-Green Redevelopment area. CHA worked very closely with the developer, Parkside of Old Town I, LLC, to re-energize the sale of units and the development from a marketing and operational standpoint. Sale prices were reduced, a new marketing campaign was launched at Parkside along with a new campaign for the Find Your Place in Chicago Program, which offers cash incentives to qualified buyers in CHA mixed-income communities. As of 12/31/2011, 63 units were sold in accordance with HUD requirements. It is expected that all activities and fund reimbursements will be completed in early FY2012.

Altgeld Gardens/Phillip Murray Homes (IL002002000/IL002002100/IL002023000)

As stated in the FY2011 MTW Annual Plan, CHA is exploring options for Altgeld/Murray, including integrating other housing types, commercial, or social service components within or adjacent to the property. All unit rehabilitation activity is pending a re-assessment of long-term redevelopment needs at this site. In FY2011, CHA began the implementation of a Town Center Master Plan which includes several non-dwelling buildings which will service the entire development. CHA currently plans to begin Phase 1 of the Town Center construction in FY2012, pending final approvals.

Other Rehabilitation and Capital Maintenance Activity in FY2011

- CHA aggressively targeted 135 ADA Scattered Site, Uniform Federal Accessibility Standards (UFAS) units in order to exceed the requirements of the Voluntary Compliance Agreement (VCA) and complete the program ahead of schedule. After assessing the scattered sites portfolio for feasible unit

¹ <http://www.lathropcommunity.org/index.html>



conversions (structural, zoning, logistic, vacancy), CHA identified and completed 116 ADA Scattered Site UFAS unit conversions. CHA is on track to exceed the VCA goals well in advance of the FY2013 finish date.

- CHA completed various Senior Housing High-Rise Life-Safety 2012 Code Compliance Projects for 29 high-rise buildings. These upgrades, such as fire rated stairwell doors and frames, were proactively undertaken in anticipation of new City of Chicago building code that was originally effective on January 1, 2012. Many life safety feature elements in the new Code were upgraded during major rehabilitation efforts in the early 2000s. All High-Rise buildings' Life Safety components have been analyzed, and capital improvements necessary for compliance will be made in advance of the FY2015 extension for compliance.
- CHA completed various Capital Maintenance projects including:
 - Site work restoration at Judge Fisher Apartments/5821 N. Broadway (IL002057000)
 - Major building code compliance to 1316-18 S. Sawyer/SS-Southwest (IL002034000)
 - Code Compliance of 1324 N. Cleaver/SS-North Central (IL002031000) and 1415 S. Harding & 1500 S. Christiana (SS-Southwest/IL002034000)
 - Conversion of two units to laundry facilities at Cabrini Rowhouses (IL002039000)
 - Conversion of common area into computer lab space at Dearborn Homes (IL002013000)
 - Roof Repairs at Armour Square Apartments (IL002046000)
 - Perimeter Site Fence Repairs at Alfreda Barnett Duster/150 S. Campbell (IL002042000)
 - Ventilation system equipment replacement at Harry Schneider Apartments/1750 W. Peterson (IL002059000)
 - Basement waterproofing at Dearborn Homes 2730 S. State (IL002013000)
 - Major repairs to 14 units at Bridgeport Homes (IL00200300)
 - Building repairs at 4525 S. Lake Park Pl./SS-Southeast (IL002033000)
 - Energy Efficiency Conservation Block Grant (EECBG) grant energy efficiency upgrades at 7120 S. Merrill (SS-Southeast/IL002033000) and 925 N. California (SS-North Central/IL002031000)

Public Housing Units Removed from Inventory in FY2011

Dwelling Demolition in FY2011

In FY2011, CHA completed the demolition of 909 public housing units in order to continue with redevelopment of former public housing sites. Demolition occurred as anticipated at Cabrini Extension South (IL002089000), William Green Homes (IL002003000), and Scattered Sites Southwest (IL002034000). LeClaire Courts (city/state) and LeClaire Courts Extension (IL002024000) were also demolished in FY2011, though demolition was initially planned for FY2010. Additional demolition of the final three buildings at Ida B. Wells (IL002017000) occurred in FY2011. Demolition of these remaining buildings had been on hold for several years pending historical preservation status.

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FY2011 Dwelling Demolition

Cabrini Extension South (IL002089000)	Planned Units for FY2011 Demolition	Actual FY2011 Units Demolished
365 W. Oak Street	65	65
364 W. Oak Street	65	65
Total	130	130

William Green Homes (IL002004000)	Planned Units for FY2011 Demolition	Actual FY2011 Units Demolished
1230 N. Burling	134	134
Total	134	134

Scattered Sites - Southwest (IL002034000)	Planned Units for FY2011 Demolition	Actual FY2011 Units Demolished
5259 S. Emerald	2	2
5719 S. Carpenter	1	1
1639 W. 56th St./5600 S. Marshfield	6	6
Total	9	9

LeClaire Courts (City/State)	Planned Units for FY2011 Demolition*	Actual FY2011 Units Demolished
4325-27 S. Laporte Ave.	0	2
4313-23 S. Laporte Ave.	0	6
4301-11 S. Laporte Ave.	0	6

LeClaire Courts (City/State) <i>Continued</i>	Planned Units for FY2011 Demolition*	Actual FY2011 Units Demolished
4945-59 W. 43rd St.	0	8
4921-31 W. 43rd St.	0	6
4901-19 W. 43rd St.	0	10
4863-77 W. 43rd St.	0	8
4845-59 W. 43rd St.	0	8
4833-43 W. 43rd St.	0	6
4300-10 S. Lamon Ave.	0	6
4312-22 S. Lamon Ave.	0	6
4326-32 S. Lamon Ave.	0	4
4344-46 S. Lamon Ave.	0	2
4933-43 W. 43rd St.	0	6
4350-60 S. Lamon Ave.	0	6
4364-74 S. Lamon Ave.	0	6
4900-10 W. 44th St.	0	6
4842-52 W. 44th St.	0	6
4373-79 S. Lamon Ave.	0	4
4355-69 S. Lamon Ave.	0	8
4828-38 W. 44th St.	0	6

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FY2011 Dwelling Demolition (Continued)

LeClaire Courts (City/State) <i>Continued</i>	Planned Units for FY2011 Demolition*	Actual FY2011 Units Demolished
4343-53 S. Lamon Ave.	0	6
4325-39 S. Lamon Ave.	0	8
4814-24 W. 44th St.	0	6
4800-10 W. 44th St.	0	6
4340-50 S. Cicero Ave.	0	6
4326-36 S. Cicero Ave.	0	6
4317-23 S. Lamon Ave.	0	4
4316-22 S. Cicero Ave.	0	4
4311-13 S. Lamon Ave.	0	2
4310-12 S. Cicero Ave.	0	2
4301-07 S. Lamon Ave.	0	4
4300-06 S. Cicero Ave.	0	4
4800-10 W. 43rd St.	0	6
4244-54 S. Cicero Ave.	0	6
4230-40 S. Cicero Ave.	0	6
4814-32 W. 43rd St.	0	10
4834-48 W. 43rd St.	0	8
4852-66 W. 43rd St.	0	8
4868-76 W. 43rd St.	0	2
4874-76 W. 43rd St.	0	2
4900-10 W. 43rd St.	0	6
4914-16 W. 43rd St.	0	2
4920-22 W. 43rd St.	0	2

LeClaire Courts (City/State) <i>Continued</i>	Planned Units for FY2011 Demolition*	Actual FY2011 Units Demolished
4924-26 W. 43rd St.	0	2
4930-36 W. 43rd St.	0	4
4938-48 W. 43rd St.	0	6
4950-68 W. 43rd St.	0	10
4970-84 W. 43rd St.	0	8
4300-10 S. Laporte Ave.	0	6
4312-22 S. Laporte Ave.	0	6
4920-30 W. 44th St.	0	6
4934-52 W. 44th St.	0	10
4954-72 W. 44th St.	0	10
4329-39 S. LaPorte Ave.	0	6
Total LeClaire Courts	0	316

*Demolition originally planned for FY2010.

LeClaire Courts Extension (IL002024000)	Planned Units for FY2011 Demolition*	Actual FY2011 Units Demolished
4401-03 S. Lamon Ave.	0	2
4405-15 S. Lamon Ave.	0	12
4431-41 S. Lamon Ave.	0	6
4400-02 S. La Crosse Ave.	0	2
4404-14 S. La Crosse Ave.	0	6
4405-11 S. La Crosse Ave.	0	4
4413-23 S. La Crosse Ave.	0	6
4416-26 S. La Crosse Ave.	0	6
4425-35 S. La Crosse Ave.	0	6

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FY2011 Dwelling Demolition (Continued)

LeClaire Courts Extension (IL002024000) <i>Continued</i>	Planned Units for FY2011 Demolition*	Actual FY2011 Units Demolished
4428-30 S. La Crosse Ave.	0	2
4437-47 S. La Crosse Ave.	0	6
4449-59 S. La Crosse Ave.	0	6
4452-62 S. La Crosse Ave.	0	6
4461-71 S. La Crosse Ave.	0	6
4473-79 S. La Crosse Ave.	0	4
4839-49 W. 44th St.	0	12
4801-23 W. 44th St.	0	12
4838-48 W. 44th Pl.	0	6
4841-55 W. 44th Pl.	0	8
4852-54 W. 44th Pl.	0	2
4800-22 W. 45th St.	0	12
4832-54 W. 45th St.	0	12
4400-10 S. Cicero Ave.	0	12
4414-20 S. Cicero Ave.	0	4
4434-40 S. Cicero Ave.	0	4
4442-52 S. Cicero Ave.	0	12
4422-32 S. Cicero Ave.	0	6
4400-02 S. Lamon Ave.	0	2
4404-14 S. Lamon Ave.	0	12
4430-40 S. Lamon Ave.	0	6

LeClaire Courts Extension (IL002024000) <i>Continued</i>	Planned Units for FY2011 Demolition*	Actual FY2011 Units Demolished
4900-10 W. 45th St.	0	6
4909-19 W. 44th Pl.	0	6
4906-08 W. 44th Pl.	0	2
4910-20 W. 44th Pl.	0	6
4922-32 W. 44th Pl.	0	6
4909-23 W. 44th St.	0	8
4401-03 S. Laporte Ave.	0	2
4934-44 W. 44th Pl.	0	6
4946-48 W. 44th Pl.	0	2
4921-31 W. 44th Pl.	0	6
4914-24 W. 45th St.	0	6
4439-49 S. Laporte Ave.	0	6
4421-23 S. Laporte Ave.	0	2
4954-64 W. 44th Pl.	0	6
4961-67 W. 44th Pl.	0	4
4446-48 S. Laporte Ave.	0	2
4928-50 W. 45th St.	0	12
4447-53 S. LaVergne Ave.	0	4
4966-76 W. 44th Pl.	0	6
Total LeClaire Courts Extension	0	300

*Demolition originally planned for FY2010.

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Ida B. Wells (IL002017000)	Planned Units for FY2011 Demolition*	Actual FY2011 Units Demolished
3702-08 S. Vincennes	0	4
3710-26 S. Vincennes	0	12
3728-34 S. Vincennes	0	4
Total	0	20

Total FY2011 Dwelling Demolition	Planned Units for FY2011 Demolition	Actual FY2011 Units Demolished
	273	909

*Demolition had been on hold for several years pending historical preservation status.

Non-Dwelling Demolition and Property Disposition in FY2011

CHA removes non-dwelling structures or property through demolition and disposition. The following tables show non-dwelling demolition and property disposition activity in FY2011.

FY2011 Non-Dwelling Demolition			
AMP	Development	Address	Property Description
IL002024000	LeClaire Courts Extension	4410 S. Laporte	Management Office
City/State	LeClaire Courts	4340 S. Lamon Ave.	Management Office
IL002017000	Ida B. Wells	500 E. 37th St.	Community Center
N/A	Madden Park	3800 S. Rhodes*	Field House

*CHA acquired land for redevelopment with the intent that this structure would be removed.

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FY2011 Property Removed through Disposition Activity							
AMP	Development	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition	Type of Property/Purpose of Disposition
IL002004000	William Green Homes	Clybourn	Division	Cleveland	Halsted	Ground Lease or Fee simple	In FY2011, CHA secured HUD approval and closed on a land swap and related easement of approximately 3.6 acres with Target Corporation. CHA received land in the vicinity of the former William Green Homes, a commitment of 75 jobs at Target Stores both at the future store to be located at the former Green Homes site and other Chicago stores.
IL002089000	Cabrini Extension South	Wendell Street	Chicago Avenue	Alley East of Sedgwick Avenue	Hudson Street	99-year Ground Lease, Land Swap or Fee Simple Transfer	CHA completed the land swap with the Chicago Park District for the construction of the proposed Jessie White Center.
IL2-022	Park Boulevard Phase 2A (Stateway Gardens Redevelopment)	36th Street	alley north of 37th street	State Street	Dearborn/alley west of State Street	Mixed Finance	Ground lease for the residential development of Park Boulevard Phase 2A. Closing occurred June 30, 2011 and is now under construction.

Housing Stock Information: Housing Choice Voucher Program

HCVs Authorized at the End of FY2011

In FY2011, CHA planned for an authorization of 36,083 HCVs for lease, including 1,698 for non-MTW. By the end of FY2011, 38,391 total HCVs were authorized; of which 1,774 were non-MTW. The non-MTW authorized vouchers were broken down as follows: 1,339 Moderate Rehabilitation, 385 VASH and 50 Mainstream Five-Year HCVs.

HCVs Authorized for FY2011		
	Planned	Actual
MTW Total	36,083	36,617
Non-MTW		
VASH		385
Mainstream 5-Yr.		50
Mod. Rehab		1,339
Non-MTW Total	1,698	1,774
MTW/Non-MTW Total	37,781	38,391



Project-Based Voucher Utilization in FY2011

CHA has continued to expand the use of project-based vouchers (PBV) since FY2004 to increase housing options for low-income families in the region. PBVs are issued directly to property owners, unlike tenant-based vouchers, and remain with the unit if a tenant moves out. As of the end of FY2011, CHA is utilizing a total of 2,341 PBVs in properties with units under either Housing Assistance Payment (HAP) contracts or an Agreement to Enter into a Housing Assistance Payment (AHAP). This includes 2,186 total PBV units under HAP and 155 PBV units under AHAP.

CHA launched the Property Rental Assistance (PRA) program in FY2010 and announced its ongoing annual application process. The purpose of PRA is to expand the PBV program across Chicago neighborhoods to owners of rental housing and developers of newly constructed or rehabilitated housing properties. In FY2011, CHA received 42 complete PRA applications, 23 of which were Board approved, representing 549 units. While enough applications were received to achieve projected numbers, CHA was selective in approving these in order to expand housing opportunities in new communities and for diverse populations. Of the approved applications, 17 were for existing developments, which delivered 326 PBV units toward overall unit delivery progress in FY2011. The remaining 6 applications were for 223 future PBV units in newly constructed/substantially rehabilitated developments. Overall, CHA added a total of 567 new PBV units to the PRA portfolio by executing HAP contracts in FY2011 with developments that were previously under AHAP or newly approved applications; 484 of these are located in Chicago and counted toward overall unit delivery progress.

Certificates converted to PBVs

CHA continues to administer 478 PBVs that were converted from Project-Based Certificates when HUD revamped the program in FY1995. These 478 PBVs are located in Chicago and counted toward overall unit delivery progress.

City/State PBVs

CHA continues to administer 339 PBVs across three city-state sites: Harrison Courts, Loomis Courts, and Lathrop Elderly. These 339 PBVs are located in Chicago and counted toward overall unit delivery progress.

PRA Supportive Housing

The former Chicago Supportive Housing Initiative, which is now incorporated into CHA's PRA Program, is a collaborative effort between CHA and the City of Chicago Departments of Housing & Economic Development and Family & Support Services to preserve and create single and family units for those in need of permanent supportive housing with comprehensive, on-site supportive services. Through this initiative, CHA provides PBV assistance to developers interested in building, rehabilitating or preserving units for low-income persons and families in need of affordable housing and supportive services. In FY2011, Bettendorf Place and Hope Manor were both completed. Bettendorf Place delivered 19 PBV units for individuals with HIV/AIDS and Hope Manor delivered 30 PBV units for homeless Veterans. In addition to these two sites, 183 supportive housing units were placed under HAP contracts in nine selected existing buildings, for a total of 232 new supportive housing units in FY2011. Also, construction began at two sites selected in FY2011: New Moms Transformation Project (40 PBVs) and Viceroy Apartments (89 PBVs). Including the new contracts executed in FY2011, a total of 554 PBVs are now under HAP in Chicago through the PRA Supportive Housing Initiative, which are counted toward overall unit delivery progress. Additionally, in FY2011 the Corporation for Supportive Housing (CSH) presented CHA with the Champion of Supportive Housing award at its 20th Anniversary Luncheon. Branch of Hope, a Supportive Housing PRA project, was the recipient of the Green Initiative award for innovative green design features.

Regional Housing Initiative

The Regional Housing Initiative (RHI) was established in 2002 under an Intergovernmental Agreement (IGA) by a consortium of four regional housing authorities (CHA, Housing Authority of Cook County, McHenry County Housing Authority and Lake County Housing Authority) for the purpose of pooling project-based vouchers to allocate to competitively selected developments in each other's jurisdictions. Since 2002, the IGA has been amended to include the Housing Authorities of Joliet, Waukegan and Oak Park. Through RHI, property rental assistance is awarded to developers committed to preserving and/or increasing the supply of affordable rental housing and expanding affordable housing options located near employment centers and/or public transportation providing easy access to employment opportunities. RHI is staffed by the Metropolitan Planning Council (MPC) and works closely with the Illinois Housing Development Authority (IHDA) when reviewing applications that are being considered by IHDA for Low Income Housing Tax Credits.²

In FY2011, CHA executed a HAP contract at Woodstock Commons for 23 units. The site is located in McHenry County and consists of 170 units in eight 3-story walkup buildings for families. It was selected in 2010 to receive 30 PBVs, but because MCHA was only able to contribute 7 PBVs to the RHI pool, an Operating and Management Agreement (OMA) was executed between CHA and MCHA that allows CHA to operate 23 PBV units in McHenry County at this site and allows MCHA to administer these units on CHA's behalf, including managing the relationship with the owner, conducting HQS inspections, managing the referral process and qualifying applicants. The property reached 100% lease-up in December 2011. The PBV units at Woodstock Commons will not be counted toward CHA's overall unit delivery progress because the site is not located in the city of Chicago.

Also in FY2011, RHI selected Colonial Park Apartments located in Lake County to receive project-based rental assistance for 60 units. Colonial Park is the substantial rehab of forty 3-story buildings containing 320 units. The AHAP was executed and construction began in May of 2011. However, because LCHA was had already allocated all 20 LCHA PBVs contributed to the RHI pool, an OMA was executed between CHA and the Lake County Housing Authority (LCHA) that allows CHA to operate these 60 PBV units at Colonial Park and allows LCHA to administer all other aspects as described above for Woodstock Commons. HUD approved the Assignment of the AHAP Contract from LCHA to CHA and after the first Certificate of Occupancy was issued, CHA entered into a staged HAP Contract with Colonial Park. Unit delivery began in September and all 60 units were completed and added to the contract in December 2011. Leasing is underway and it is anticipated that the site will be 100% leased in the first quarter of 2012. The PBVs at Colonial Park will not be counted toward CHA's overall unit delivery progress because this site is not located in the city of Chicago.

Through the end of FY2011, a total of 144 PBV units are under HAP contracts through RHI. Of these, 61 PBVs are under HAP contracts in Chicago and counted toward overall unit delivery progress. The remaining 83 PBV units outside of Chicago (Woodstock Commons and Colonial Apartments) are not counted toward unit delivery progress. Additionally in FY2011, RHI selected North & Talman III, located in Chicago, to receive 8 PBVs. An AHAP contract was executed and the project is under construction.

Other Non-Supportive Housing PBVs

A total of 252 non-supportive housing PBVs were placed under HAP contracts in FY2011 in Chicago through PRA. Including new contracts in FY2011, a total of 671 non-supportive housing units are now under HAP contracts in Chicago that are counted toward overall unit delivery progress through the end of FY2011.

² For more information on RHI, see MPC's website at www.metroplanning.org.

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PBVs under HAP Contracts through FY2010				
PBV Category*	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
City/State	Harrison Courts	123	123	2910, 2930 & 2950 West Harrison Street; original HAP was signed in 2005; Elevator Building for low income families
City/State	Loomis Courts	124	124	1314 - 1342 West 15th Street, original HAP was signed in 2005; Elevator Building for low income families
City/State	Lathrop Elderly	92	92	2717 N. Leavitt Avenue, original HAP was signed in 2005; Elevator Building for seniors
Certificates converted to PBVs	Major Jenkins Apartments	160	80	5016 N. Winthrop; original HAP was signed in 1995; Elevator building for homeless individuals.
Certificates converted to PBVs	Deborah's Place II	39	39	1530 N. Sedgwick; original HAP was signed in 1995; Elevator building for homeless women
Certificates converted to PBVs	Humboldt Park Residence	68	20	1152 N. Christiana; original HAP was signed in 1996; elevator building for homeless individuals
Certificates converted to PBVs	East Park Apartments	152	150	3300 W. Maypole; original HAP was signed in 1995; Elevator building for homeless individuals
Certificates converted to PBVs	Diversey Manor (Formerly Diversey Court)	51	50	3721 W. Diversey; original HAP was signed in 1994; 3-story walk-up for low income families
Certificates converted to PBVs	Wabash Apartments	24	24	6100 S Wabash; original HAP was signed in 1995; 3-story walk-up for low income families
Certificates converted to PBVs	Anchor House	115	115	1230 W. 76th Street; original HAP was signed in 1997; 3-story walk-up for low income families. 6 of the 115 units are currently offline as of 12/31/11.
PRA Supportive Housing (Chicago Supportive Housing Initiative)	600 S. Wabash Apartments	169	77	618 S. Wabash in the South Loop Community Area; New construction of an 8-story SRO for homeless individuals

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PBVs under HAP Contracts through FY2010 (Continued)				
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Trumbull Apt	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 needing supportive services
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Washington Park SRO	63	32	5000 S. Indiana in the Washington Park Community Area; Rehabilitation of a former YMCA 5-story building for homeless individuals.
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Harriet Tubman Apartments	28	14	5751 S. Michigan in the Washington Park Community Area; Rehabilitation of a walk-up building for families needing supportive services
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Near North SRO	96	46	1244 N. Clybourn in the Near North Community Area; New construction of a 5-story SRO for homeless individuals
PRA Supportive Housing (Chicago Supportive Housing Initiative) PBV/VASH	St. Leo's Residence for Veterans	141	50	7750 S. Emerald in the Auburn- Gresham Community Area; New construction of a 4-story building for homeless veterans
Other PBV Activity prior to PRA	Eastgate Village	117	35	300 E. 26th Street in the Bronzeville Community Area; New construction of a 9-story building for seniors
Other PBV Activity prior to PRA	Evergreen Tower II	101	10	1343 N. Cleveland in the Near North Side Community Area; An existing building midrise 11-stories for seniors
Other PBV Activity prior to PRA	Leotyne Apartments	53	14	City Owned scattered sites around 42nd & Cottage Grove in the Grand Boulevard Community Area; New construction of seven 2-flats for families
Other PBV Activity prior to PRA	Liberty Square	66	16	3608-3715 W Flournoy & 705-723 S Independence Blvd. in the East Garfield Park Community Area; New construction of twelve 3-flats for families
Other PBV Activity prior to PRA	Roosevelt Tower	126	126	3440 W. Roosevelt in the Lawndale Community Area; New construction of an 8-story building for seniors

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PBVs under HAP Contracts through FY2010 (Continued)				
Other PBV Activity prior to PRA	Rosa Parks Apartments	94	26	9 city owned Parcels in the Humboldt Park Community Area; New construction of 6 scattered buildings for families Rosa Parks Apartments was a phased-in HAP with one effective date of 7-1-09. In FY2009, 13 units were phased in; in FY2010 the remaining 13 units were phased in as they were completed.
Other PBV Activity prior to PRA	Senior Suites of Auburn-Gresham	85	17	1050 W. 79th Street in the Auburn Gresham Community Area. New construction of a 6-story building for seniors
Other PBV Activity prior to PRA	South Park Plaza	134	34	2600 S King Drive in the Near South Side Community Area; New construction of a 4-story elevator building and 46 townhomes for families
Regional Housing Initiative/Other PBV Activity prior to PRA	North Avenue Apartments	24	16	2634-54 W. North Ave. in the West Town Community Area; Rehabilitation of a brick walk-up building for families. This development received 6 RHI PBVs and 10 non-RHI PBVs.
Regional Housing Initiative	Casa Kirk	29	5	3242-60 W. 92nd in the South Chicago Community Area; New construction of a brick walk-up for families
Regional Housing Initiative	Casa Morelos	45	9	2013-19 S. Morgan in the Pilsen Community Area; New construction of a 7-story building for families
Regional Housing Initiative	Leland Apartments	137	14	1207 W. Leland in the Uptown Community Area; Rehabilitation of a 6-story, primarily SRO building for individuals in need of supportive services
Regional Housing Initiative	Spaulding Apartments	36	9	1750 N. Spaulding in the Logan Square Community Area; Existing Building containing 5-stories for families
Regional Housing Initiative	Wentworth Commons	51	10	11045 S. Wentworth in the Roseland Community Area; New construction of a 4-story building for families
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Englewood Supportive Housing	99	50	901 W. 63rd Street in the Englewood Community Area; New construction of a 6-story SRO for homeless individuals

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PBVs under HAP Contracts through FY2010 (Continued)				
PRA Supportive Housing (Chicago Supportive Housing Initiative) PBV/VASH	St. Leo's Residence for Veterans	141	40	Amendment Contract for 7750 S. Emerald in the Auburn- Gresham Community Area; New construction of a 4-story building for homeless veterans. St. Leo's Residence signed an amendment contract in FY2010 for 40 VASH PBV units. With the 50 PBVs under HAP prior to FY2010, the site now has a total of 90 PBV/VASH units.
PRA Activity	Hollywood House	197	51	5700 N Sheridan Road in the Edgewater Community Area; Rehabilitation of a 12-story Elevator building for seniors
PRA Activity	Archer Avenue Senior Residence	55	12	2928 S Archer Ave in the Bridgeport Community Area; Existing Housing of a 5-story Elevator building for seniors
PRA Activity	Wilson Yards Family	80	16	1026 W. Montrose in the Uptown Community Area; New construction of a 7-story building for families
PRA Activity	Wilson Yards Senior	98	20	1036 W. Montrose in the Uptown Community Area; New construction of a 7-story building for seniors
PRA Activity	Casa Maravilla	73	15	2021 S. Morgan in the Pilsen Community Area; New construction of a 5-story midrise building for seniors
PRA Activity	Wrightwood Senior Apartments	85	17	2815 W 79th in the Ashburn Community Area; New construction of a 6-story building for seniors
Regional Housing Initiative	Nuestro Hogar	31	8	Scattered Site in Humboldt Park community area. Existing Housing of a 4-story walk-up building for families
Sub-Total: PBVs under HAP Contracts through FY2010		3427	1619	
*PRA Activity category includes HAPs executed in FY2010 for PBV deals in progress prior to the launch of the Property Rental Assistance Program.				

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PBVs under New HAP Contracts in FY2011				
PBV Category	Site/Property	Total Number of	Number of PBVs Under	Site Description
PRA Activity Supportive Housing	Branch of Hope	100	58	5628-30 S Halsted Street in the Englewood community; Existing Housing of 3-story building for formerly homeless individuals and veterans
PRA Activity Working Families	Greenwood Courts	48	7	4431-37 S Greenwood Ave in the Kenwood community; Existing Housing of 4-story building for working families
PRA Activity Senior Housing	The Suites of Autumn Green at Wright Campus	36	8	4255 N. Oak Park in the Dunning community area; New construction of a 4-story building for seniors
PRA Activity Supportive Housing	Sankofa House	58	36	4041 W Roosevelt Road in the North Lawndale community; Existing Housing of 5-story building for individuals and intergenerational families that need supportive services
PRA Activity Senior Housing	Victory Center of South Chicago Senior Apartments	72	18	3251 E 92nd in the South Chicago Community Area; New construction of a 5-story building for seniors
PRA Activity Working Families	Barnes Real Estate	16	6	Scattered Site in the Little Village, West Town, South Lawndale, Logan Square, East Garfield Park and Hermosa community areas. Existing Housing of four 2-story, one 3-flat and one 4-story building(s) for working families
PRA Activity Senior Housing	G&A Senior Residence at West Ridge	99	19	6142 N California Ave in the West Rogers Park community area, Existing Housing with one 5-story building for seniors
PRA Activity Supportive Housing	Karibuni Place	72	11	8200 S. Ellis Ave in the Chatham community area; Existing Housing with 3-story building for working families and individuals who need supportive services
PRA Activity Supportive Housing	Los Vecinos Apartments	62	11	4250 W North Ave in the Humboldt Park community area; Existing Housing with 4-story building for formerly homeless individuals
PRA Activity Working Families	San Miguel Apartments	71	14	907 W Argyle Street in the Uptown community area; Existing Housing with 4-story building for working families
PRA Activity Supportive Housing	Thresholds Humboldt Park & Kiley House	48	33	Scattered Site in the Humboldt Park and Kenwood community area; Existing Housing with one 4-story and one 3-story building for individuals with mental health/developmental disabilities

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PBVs under New HAP Contracts in FY2011				
PRA Activity Senior Housing	G&A Senior Residence at Ravenswood	187	37	1818 W Peterson Ave in the West Ridge area, Existing Housing with 9-story building for seniors
PRA Activity Working Families	Dr. King Legacy Apartments (MLK)	45	10	3800-24 W. 16th Street in the North Lawndale Community Area; New construction of a 3-story building for working families
Regional Housing Initiative	Woodstock Commons*	160	23	Scattered Site in Woodstock, IL; Existing Housing with eight 3-story buildings for working families
PRA Activity Working Families	Sunnyside Kenmore Apartments	26	2	Scattered Site in the Uptown community area; Existing Housing with two 3-story buildings for working families
PRA Activity Working Families	Reba Place Fellowship	67	8	1528 and 1545 W Pratt Blvd in Rogers Park community; Existing Housing consisting of two 4-story brick buildings for working families
PRA Activity Working Families	Howard Apartments	49	10	1569 N Hoyne Ave in West Town community; Existing Housing consisting of one 4-story building for working families
PRA Activity Working Families	Ironwood Courts	46	14	3800-24 W. 16th Street in the North Lawndale Community Area; Rehab of a 3-story brick building for working families
PRA Activity Working Families	Independence Apartments	42	9	Scattered Site on Independence & Arthington Avenues in the North Lawndale community area. New construction of seven 3-story 6-flats for working families
Regional Housing Initiative	Colonial Apartments*	240	60	748 Sharon Ave, in Park City, IL; New construction of a three-story building for Working Families, Senior, Person with Disability. AHAP Signed by Lake County Housing Authority
PRA Activity Working Families	Nuestro Hogar	3 units were added through an amendment. Total units counted previously.	3	Scattered Site in Humboldt Park community area. Existing Housing of a 4-story walk-up building for families. Initial HAP contract was in 2010. In FY2011, BOC approved 3 units to be added.
PRA Activity Supportive Housing for Families	Wrightwood Apartments	13	6	3821 W. Wrightwood in the Logan Square Community Area. 3-story building with supportive housing for families.
PRA Activity Supportive Housing for Families	Jarvis Apartments	26	8	2049-57 W. Jarvis in the Rogers Park Community Area. 3-story building with supportive housing for families.

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PBVs under New HAP Contracts in FY2011				
Chicago Supportive Housing Initiative	Bettendorf Place	24	19	8500 S. Sangamon in the South Chicago community area; Rehabilitation of an old convent into a studio building for homeless individuals with HIV/AIDS
PRA Activity Working Families	Boulevard Apartments	70	12	Two sites: 929-35 N. Sacramento in the West Town Community Area. 2212-14 N. Sacramento in the Logal Square Community Area. Both existing 3-story brick walk-up buildings.
PRA Activity Senior Housing	H.O.M.E. Portfolio	62	4	Two sites: 7320 N. Sheridan in the East Rogers Park Community Area. This is a 5-story brick elevator building with 54 senior units. 4959 W. Medill is in the Belmont-Cragin Community Area. It is a 2-story brick walk-up.
PRA Activity Working Individuals	Bryn Mawr	231	10	5550 N. Kenmore in the Edgewater Community Area. This is a high-rise building that will have PRA SRO units.
PRA Activity Working Families	Park Apartments	120	30	Scattered Sites in the Washington Park Community Area; Rehab of two 3-story buildings and two 4-story buildings for working families
PRA Activity Senior Housing	Hancock House	89	18	12045 S. Emerald in the West Pullman community area; New construction of a 7-story building for seniors
PRA Supportive Housing (Chicago Supportive Housing Initiative)	Hope Manor	50	30	3455-67 W. Madison in the East Garfield Park community area; New construction of a 4-story building for homeless veterans
PRA Activity Working Families	St Edmund's Court	36	10	5921-39 S. Wabash in the Washington Park Community Area. Substantial Rehab of 3-story building for working families.
PRA Activity Supportive Housing for Families	Brand New Beginnings/Sojourner Truth Apartments	24	20	103-115 E. 58th Street in the Washington Park Community Area; Existing 3-story walk-up building with supportive housing for families.
PRA Activity Working Families	Resurrection Homes	5	3	1910 S. Albany and 2124 W. 19th Street in the South Lawndale and Lower West Side Community Areas, respectively; Existing newly constructed two- and three-flat for working families.
Sub-Total: New PBVs Under HAP Contracts in FY2011		2294	567	
Total: All PBVs under HAP Contract in FY2011		5721	2186	

*Woodstock Commons and Colonial Apartments are not located in Chicago and are not counted toward overall unit delivery progress.

Section II: General Housing Authority Information



PBVs under AHAP Contracts in FY2011				
PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under AHAP	Site Description
Regional Housing Initiative	North & Tallman	33	8	Three scattered sites located in the West Town Community Area. Substantial Rehabilitation of a 4-story building and New Construction of (3) two-flats.
PRA Activity Supportive Housing	Viceroy Apartments	89	89	1519 W. Warren Boulevard in the Near West Side Community Area. Historic façade preservation and Substantial Rehabilitation of the interior of a 6-story brick building that was constructed in the 1920's as a hotel.
PRA Activity Supportive Housing	New Moms Transformation Project	40	40	5353 W. Chicago Avenue in the Austin Community Area. New Construction of a 4-story building.
PRA Activity Working Families	Zapata Apartments	61	18	New construction of four buildings located in Logan Square within 1/4 mile of each other. The development will serve working families.
Total PBVs under AHAP Contract in FY2011		223	155	

Leasing Information: Public Housing

Number of Public Housing Units Leased in FY2011

CHA leased a total of 17,344 MTW public housing units in FY2011. Moreover, CHA continued to increase the availability of decent, safe, and affordable housing by leasing rehabilitated and redeveloped public housing properties as new units came online. In FY2011, 3,359 MTW units were newly leased which exceeded the planned number of 320 newly leased units for this year. (CHA does not have non-MTW public housing units.)

FY2011 Public Housing Leasing	
CHA Portfolio	FY2011 Total
Family	4,263
Scattered Sites	2,415
Senior	8,190
Mixed-Income	2,476
Total	17,344



CHA's overall goal for occupancy throughout the public housing portfolio is 98%. In FY2011, CHA maintained 97% occupancy in the mixed-income portfolio, 93% in the scattered site portfolio, 99% in senior designated housing, and 98% in the traditional family portfolio.

Description of Issues Related to Public Housing Leasing

CHA completed and exceeded the goal of leasing all available to lease vacant units with a 2% or less vacancy rate by 10/01/11. HUD set the goals for each HUD regional area and informed CHA that the regional area succeeded in meeting expectations beyond projections for vacancy rate reduction.

Leasing Information: Housing Choice Voucher Program

HCV Program Leasing in FY2011

During FY2011 CHA planned to lease 35,361 total (MTW and Non-MTW) vouchers. Due to a sustained need and interest from low-income families, including those families relocating as a result of the Plan for Transformation, CHA leased a total of 37,318 HCVs by the end of FY2011, roughly 1% more than planned. Of those 37,318 leased HCVs, a total of 1,632 HCVs were non-MTW. The 1,632 non-MTW HCVs were made up of 315 VASH, 41 Mainstream Five-Year and 1,276 Moderate Rehabilitation vouchers.

HCVs Leased as of 12/31/11		
	Planned	Actual
MTW Total	35,361	35,686
Non-MTW		
VASH	304	315
Mainstream 5-Yr.	49	41
Mod. Rehab	1,311	1,276
Non-MTW Total	1,664	1,632
MTW/Non-MTW Total	37,025	37,318

Description of Issues Related to HCV Leasing

There were no issues related to HCV leasing in FY2011.

Wait List Information: Public Housing

Public Housing Wait Lists

During FY2011, CHA continued to facilitate lease up activity through the management and maintenance of the public housing wait lists. CHA maintains the following public housing wait lists: Community-Wide (Family Housing), Community Area (Scattered Sites), and Senior Site-Based Wait Lists. In FY2011, a total of 20,290 applicants from all public housing wait lists were referred to properties to undergo screening for a unit. In addition, 11,010 total applicants were purged/removed from public housing wait lists.³

The FY2011 Admissions and Continued Occupancy Policy (ACOP) was approved by CHA's Board of Commissioners in July 2011. The FY2011 ACOP introduced two (2) new categories of applicant preferences.

- Veteran's Preference – Eligible applicants who can demonstrate that he/she is a veteran, the immediate family member of a veteran (Living or deceased), or is active/inactive military personnel of the United States Armed Forces will receive a ranking preference on the wait list.
- Geographic Preference – Applicants may select one geographic region as a preferred area within the city of Chicago or request to be placed in the first available unit. This preference is not a ranking preference.

In the second quarter 2012, CHA will initiate the process of reaching out to all applicants on the Community Wide (Family Housing) Wait List to obtain information regarding applicants' qualification for the veteran preference and the applicants' desired geographical preference within the city of Chicago.

FY2011 Public Housing Wait List Activity			
	Community Wide (Family Housing) Wait List	Community Area (Scattered Sites) Wait Lists	Senior Site-Based Wait Lists
Applicants Added	0	285	6,109
Applicants Screened	11,491	3,197	5,602

Community-Wide Wait List (Family Housing)

The Community-Wide Wait List (also known as the traditional public housing family wait list) contains applicants who are interested in units within CHA's traditional family portfolio. At the end of FY2011, there were 39,174 applicants remaining on the Community-Wide Wait list. A total of 6,031 applicants were removed/purged from the Community-Wide wait list in FY2011.

Community Area Wait Lists (Scattered Sites)

The Community Area Wait Lists contain applicants interested in housing opportunities in CHA's scattered site portfolio. CHA has a separate Community Area Wait List for each of the 77 community areas in the City of Chicago. In general, these wait lists are opened periodically (for approximately 15-30 days)

³ In order for CHA to maintain accurate wait lists, applicants who do not respond during the official updating process are removed.

Section II: General Housing Authority Information



in order to maintain a list of interested applicants. During the open application period, applications are collected and placed on these wait lists with the same application date (the date the open period ends), and an electronic system randomly assigns each application a ranking on the list. CHA opens Community Area Wait Lists when they are near depletion, and the wait lists are maintained in accordance with the Gautreaux Consent Decree.

In FY2011, a total of 8 Community Area Wait Lists were opened. CHA added a total of 285 applicants to Community Area Wait Lists in FY2011. As of the end of FY2011, there were 14,557 applicants on the Community Area Wait Lists.

Senior-Site Based Wait Lists

The Senior-Site Based Wait Lists are for applicants requesting units in senior designated housing developments. In FY2011, 6,109 seniors were added to Senior Site-Based Wait Lists, and 5,602 were screened for housing. As of the end of FY2011, there were 6,093 applicants on Senior Site-Based Wait Lists.

Public Housing Wait List Demographics

The table below depicts demographic information about applicants on CHA’s public housing wait lists, including total number of applicants, number of applicants on family and senior wait lists, as well as information regarding the number of applicants, race, ethnicity, disability status, and area median income.

		Community-Wide (Family Housing) Wait List	Community Area (Scattered-Site) Wait Lists	Senior Wait Lists	Total Family and Senior Wait Lists
Applicants Added in 2011		0	285	6,109	6,394
Total Applicants/Families		39,174	14,557	6,093	59,824
Total Family Members		101,674	40,301	35,913	177,888
AMI	<30%	32,158	7,809	5,693	45,660
	30-50%	5,022	575	343	5,940
	51-80%	1,348	87	58	1,493
	80% +	568	5	8	581
	Unknown/Over/Under-Reported	78	6,081	-9	6,150
Race	White	2,969	1,116	33	4,118
	Black/African American	26,613	7,654	111	34,378
	American Indian	157	6	1	164
	Asian/Pacific Islander	340	42	11	393
	Other/Unknown Race	9,095	5,739	5,937	20,771
Hispanic*		4,862	1,226	212	6,300
Disabled		827	621	625	2,073
*Hispanic is categorized as an ethnic code and may be listed in several race categories as well.					



Wait List Information: Housing Choice Voucher Program

HCV Program Wait List

By the end of FY2011, CHA's HCV Wait List was composed of 36,634 applicants. Applicants for the HCV Wait List were afforded the opportunity to concurrently select a preference for a PBV unit. Selecting the PBV application preference does not affect an applicant's place on the HCV Wait List, or exclude an applicant from receiving a tenant-based subsidy.

In FY2011, CHA worked with the Corporation for Supportive Housing (CSH) to lay the groundwork for creating a separate citywide Centralized Referral List (CRL) for families and individuals in need of comprehensive affordable supportive housing. The purpose is to expedite the referral process for leasing these specialized units to those in critical need from both CHA's PBV waiting list and the CRL. For each vacant unit, a combination of 10 applicants, 5 from CHA's waiting list and 5 from the CRL will be sent to property owners for screening. The process will be finalized and described in an advisory to be issued by CHA for implementation in FY2012.

HCV Wait List Demographics

The table below provides demographic information for applicants on the HCV Wait List at the end of FY2011.

FY 2011 HCV Program Wait List Demographics		HCV Waitlist List
Total Applicants/Families		36,634
Age	Under 62	32,750
	Age 62+	3,740
	Unknown Age	144
Race	Black/African American	29,228
	White	1,725
	American Indian	268
	Asian	421
	Pacific islander	39
	Multi-Race	354
	Unknown Race	4,599
Disabled		7,996

Section Three
Non-MTWS Related Housing
Authority Information





Section III: Non-MTW Related Housing Authority Information

This section includes information on Non-MTW activities, initiatives and programs in FY2011.

Planned/Actual Sources and Uses of Other HUD or Federal Funds (excluding HOPE VI)

American Recovery and Reinvestment Act

Formula Grant

At the conclusion of FY2011, CHA had expended 94% (\$135,238,921) of the \$143,913,180 in the formula grant. In FY2011, CHA utilized \$19,566,325 in formula funding for projects falling into one of three categories: rehabilitation, safety and security and fees and administrative costs. By the end of FY2011, 100% of the rehabilitation projects have been completed, 100% of the fees and administrative costs have been expended and 97% of the safety and security projects have been completed.

Formula grant funded projects have also created employment opportunities and in FY2011 formula funding helped to create almost 19 (18.83) Full-Time Equivalent (FTE) jobs.

Competitive Grants

At the end of FY2011, CHA had received and spent \$65,758,881 in Capital Fund Recovery Competition (CFRC) grants under ARRA. In total, CHA had been awarded \$66,085,789 in CFRC grants and the total money spent by the end of FY2011 equals 99.5% of CFRC funds.

The CFRC grants were awarded to CHA across three separate categories which include Public Housing Transformation (Category 2), Gap Financing for Projects Stalled due to Financing Issues (Category 3) and Creation of Energy Efficient Green Communities (Category 4). Furthermore, Category 4 has been divided into two options – substantial rehabilitation or new construction (Option 1) and moderate rehabilitation (Option 2). For Option 2, CHA received 23 grants for a total of \$22,240,736. As a result of ARRA CFRC funding, almost 55 (54.54) FTE jobs were created in FY2011.

Energy Efficiency Conservation Block Grant

In FY2010, CHA received a \$1,000,000 sub-grant from the City of Chicago under the Energy Efficiency Conservation Block Grant (EECBG) Program, funded by ARRA under the Department of Energy. During FY2011, CHA invested \$976,000 of these funds toward the construction of energy retrofits at two scattered site multi-family properties affecting 102 units. Energy retrofits performed at these two properties will substantially reduce future energy costs. The energy upgrades that were performed included the following; replacement of all appliances including air conditioning units with Energy Star appliances, replacement of water closets and all water fixtures to maximum efficiency fixtures, weather sealing around doors and windows and installation of attic insulation. CHA previously expended the remaining \$24,000 of the EECBG grant in FY2010 for energy audits performed at ten locations.



Resident Services Program Updates

Case Management and Workforce Development Initiatives

CHA Case Management Programs (including FamilyWorks, Horner/Westhaven Engagement, and Community and Supportive Services⁴ Provider Programs) address important challenges facing CHA families, including housing stability and employment. At the end of 2011, 7,790 households (representing 24,995 residents) were engaged in case management services with established goals and action plans in the past 90 days. This represents a 77% engagement level for households eligible for case management services.

In FY2011, there were 1,374 unsubsidized job placements through CHA funded services, not including placements that were temporary, seasonal or made through CHA's Section 3 hiring process. In addition, 1,633 residents completed job readiness training and 463 residents completed an employment skills training (hard skills) program. (Refer to *Use of the Single-Fund Flexibility* in Section VII for more information on case management and workforce development initiatives.)

Transitional Jobs

Transitional Jobs (TJ) are time-limited, wage earning (subsidized) jobs that combine real work, skill development, and supportive services to transition participants successfully to unsubsidized positions. In addition, some CHA funded TJ programs include adult basic education, contextualized literacy and customized training. In FY2011, 441 individuals enrolled in CHA's TJ programs, which resulted in 225 placements in subsidized employment and 205 unsubsidized placements. Approximately 78% of residents (188) who were not placed in unsubsidized employment are still enrolled in a TJ program.

Education and Training Programs

In FY2011, through an intergovernmental agreement (IGA) with City Colleges of Chicago (CCC), CCC provided technical skills training, bridge programming and adult literacy activities to residents at no cost (after financial aid, if applicable). Residents are able to take a variety of certificate, advanced certificate and degree programs. These programs prepare participants with the necessary skills to transition into gainful employment or advance in employment if already employed. In FY2011, 360 residents were enrolled through CHA's IGA with City Colleges of Chicago and 243 residents completed programs (including some who enrolled prior to 2011). At the end of FY2011, 110 of the 360 residents who enrolled that year were still enrolled in City Colleges programs.

Section 3 Hiring Program

CHA implemented a revised Section 3 hiring process in 2010. In FY2011, 314 positions with CHA contractors were filled through CHA's Section 3 program. This represents 36 percent of all new jobs created under CHA contracts.

Family Self-Sufficiency (FSS) Programs

CHA's FSS programs assist public housing residents and HCV leaseholders in setting and achieving specific self-improvement, educational, and employment goals. Program participation is voluntary and is typically limited to a five-year period. As families' household income increases from earned

⁴ Community and Supportive Services (CSS) Providers are for HOPE VI mixed-income sites.



income (e.g. wages) and the households' portion of the rent increases, an amount equal to the monthly rent increase is placed in escrow savings accounts. Upon program completion, participants are awarded the escrowed savings to use for the purpose of their choosing.

Public Housing FSS Program

By the end of FY2011, there were 302 public housing residents participating in the Public Housing FSS Program, who have collectively accumulated \$508,844 in escrow savings since their initial participation in the program. In FY2011, 12 public housing residents graduated from the FSS program and were awarded \$53,254.53 in escrowed savings.

HCV FSS Program

By the end of FY2011, there were 1,141 current voucher holders participating in FSS, who collectively accumulated \$1,606,243 in escrow savings since their initial participation in the program. This year 101 FSS participants graduated and together were awarded \$1,099,222 in escrowed savings. Ten FSS graduates use their escrowed savings to purchase homes through the Choose-to-Own Homeownership Program.

Choose to Own Homeownership Program

The Choose to Own Homeownership Program (CTO) allows qualified participants to use a Housing Choice Voucher (HCV) Housing Assistance Payment (HAP) to offset a portion of their mortgage in the same way a renter uses the HAP to offset a portion of their rent. Homeownership program participants may purchase a single-family home, town house, condominium or cooperative unit anywhere in the City of Chicago. After the participant closes on a property, the HAP is provided directly to the participant rather than to the owner/landlord as is the process for rental subsidies and the participant is responsible for paying their monthly mortgage payment to their mortgage lender. CTO participants receive pre-purchase counseling, including classroom training and individual counseling sessions around homebuyer education and pre-qualification application assistance. In 2011, 38 families completed homeownership counseling and 36 families purchased homes through the CTO program. In November 2011, CHA made the CTO program available to public housing families.

Mobility Counseling

The Mobility Counseling Program provides services to HCV families on the benefits of relocation into Opportunity or Low-Poverty areas within the city of Chicago. An Opportunity Area is currently defined as a community with less than 23.49% of individuals having income below the poverty level and with no more than 30% of the resident households being African American. A Low-Poverty Area is a community where the percentage of households below the poverty level is less than 16%. In FY2011, CHA began the process of reviewing the definitions of Opportunity areas and will develop a map of targeted communities using updated census data.

Mobility services include, but are not limited to:

- Community Tours in Opportunity and Low-Poverty areas
- Unit Search assistance in Opportunity and Low-Poverty areas
- Workshops (e.g. landlord/tenant rights and responsibilities, financial management, home maintenance)

Section III: Non-MTW Related Housing Authority Information



- Up to a \$500 incentive toward security deposit or furniture voucher or drivers license training courses if the family moves into an Opportunity or Low-Poverty area

The Mobility Counseling Program also provides follow up services post-move to assist in the transition to a new community (e.g. assistance locating community resources). In 2011, 278 families participating in the Mobility Counseling Program moved into Opportunity or Low-Poverty Areas.

Youth programs

In FY2011, CHA engaged more than 5,000 youth in recreational, academic and employment programs and special events. Program partners including the City of Chicago and its sister agencies, non-profits, small businesses and large corporations contributed to the breadth of programming available. This includes 1,104 youth placed in summer jobs.

Section Four
Long-Term MTW Plan





Section IV: Long-Term MTW Plan- Optional

This section is not required.

Section Five
Proposed MTW Activities





Section V: Proposed MTW Activities

This section contains a description of proposed MTW activities in CHA's approved FY2011 MTW Annual Plan that were not implemented in FY2011.

HCV Owner Excellence Program MTW Activities

CHA implemented the Owner Excellence Program (OEP) on September 1, 2011. As of 12/31/2011, CHA received 257 applications and approved 171 (56%) owners. Out of the 171 approved OEP applicants, 28 (11%) became full members. Prior to membership, an owner must be accepted into the program and fulfill certain requirements, such as completing courses in HQS, HCV, and property management. The OEP membership benefits include a Business Center which opened in FY2011 to provide comprehensive services such as educational videos, work stations with high speed internet access, a designated team of "Owner Ambassadors" staff, extended office hours, and a phone number and email address for scheduling inspection appointments.

The following MTW activities related to this program were proposed in CHA's FY2011 MTW Annual Plan. However, not all components of the OEP were initiated in FY2011, and CHA did not implement these activities in FY2011. CHA plans to implement the below activities in FY2012.

Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval within 90 Days of Passed Date

Description and Impact: Currently, CHA conducts an HQS inspection for each Request for Tenancy Approval received. As part of CHA's Owner Excellence Program, the HCV Program is proposing to approve tenancy for a unit that passed inspection within the previous 90 calendar days without a new inspection. This would reduce the amount of administrative costs and time spent re-inspecting units that have been recently determined by the CHA to meet the HQS standard. The impact of this activity is a reduction in staff time spent on conducting additional inspections of units passing inspections within the previous 90 days, which results in administrative cost savings. This activity was implemented in FY2011 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **FY2011 Status Update:** This activity was not implemented in FY2011.
- **Authorization:** Attachment C (D) (5) of the MTW Agreement which waives certain provisions of Section 8(o) (8) of the 1937 Act and 24 CFR 982 Subpart I.

Owner Excellence - Vacancy Payments

Description and Impact: As part of CHA's Owner Excellence Program, the HCV Program will provide a modest vacancy payment to participating owners who re-lease a unit currently on the HCV Program to another HCV participant. The purpose of this activity is to provide incentives to retain quality owners in the program and high-quality units, and to continue to provide viable housing options for families. The vacancy payments will last a maximum of sixty days. The unit shall be deemed vacant (A) commencing on the first day for which HAP is not paid for the unit following completion of a move out or termination of the Housing Assistance Payment Contract with the Chicago Housing Authority, and (B) ending on the day preceding the first day for which HAP is paid for such unit based on the execution of a new Housing Assistance Payment Contract with the Chicago Housing Authority not to exceed sixty days. One-hundred percent of the previous family's HAP will be paid to participating landlords with vacant units. The impact of this activity is an increase in the number of HCV units that are re-leased to other HCV participants. This activity is anticipated to be implemented in FY2011 and is related to MTW Statutory Objective I: Increase housing choices for low income families.

Section V: Proposed MTW Activities

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- **FY2011 Status Update:** This activity was not implemented in FY2011.
- **Authorization:** Attachment C (D) (1) (d) of the MTW Agreement which waives certain provisions of Sections 8(o) (9) of the 1937 Act and 24 CFR 982.311.

Owner Excellence - Biennial Inspections

Description and Impact: As part of CHA's Owner Excellence Program, the HCV Program is proposing to conduct biennial inspections on qualifying units, as defined by CHA, for participating owners. Qualifying units will meet strict eligibility criteria and exceed more stringent inspection standards. The impact of this activity is a reduction in staff hours spent on conducting inspections, which subsequently will result in administrative cost savings. This activity is anticipated to be implemented in FY2011 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **FY2011 Status Update:** This activity was not implemented in FY2011.
- **Authorization:** Attachment C (D) (5) of the MTW Agreement which waives certain provisions of Section 8(o) (8) of the 1937 Act and 24 CFR 982 Subpart I.

PBV Rent Increase Policy

Description and Impact: For the PRA program, CHA received approval to consider reasonable market rents for unassisted comparable units in high rent and/or opportunity areas in order to expand the availability of quality affordable housing to more neighborhoods. Through this authorization CHA has the flexibility to grant properties that use CHA project-based vouchers an annual rent increase based on a formula. In such cases, CHA will explore using Table One (1) Contract Rent (highest cost utility included) annual adjustment factors (AAFs) published by HUD in the Federal Register as the cap for rent increases subject to rent reasonableness. The anticipated impact of this activity is the rent increase will facilitate favorable financing by providing assurance that annual rent increases will be available to support the cost escalation factors in financing packages for the developments.

- **FY2011 Status Update:** This MTW activity was proposed in FY2011; however, CHA did not implement this activity. CHA is currently assessing options for implementing this activity in the future.
- **Authorization:** Attachment C, Section D (2)(a), which waives certain provisions of 24 C.F.R. 982.508, 24 C.F.R. 982.503, and 24 C.F.R. 982.518.

Section Six
Ongoing MTW Activities



Section VI: Ongoing MTW Activities

This section contains information on CHA's ongoing MTW activities as outlined in the approved FY2011 MTW Annual Plan. CHA continues to receive technical guidance and feedback from HUD on MTW activities reporting. As indicated where applicable, CHA has revised baselines, benchmarks, and metrics for some activities since the FY2011 Annual Plan in order to better track outcomes and more accurately report on these initiatives. A summary table of FY2011 Ongoing MTW Activities is included on p. 81.

Overall

Revitalization of 25,000 Units

Description and Impact: CHA is committed to the goal of revitalizing 25,000 housing units by the end of the Plan. Each year CHA continues to make progress toward the goal by completing additional housing units and creating more housing options for CHA's residents. The impact of this activity is that more affordable housing opportunities are available to low-income residents in Chicago neighborhoods through rehabilitation, redevelopment, acquisition, or new PBV units. This activity was implemented in FY2000 and is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Baseline:** CHA committed to redeveloping and/or rehabilitating 25,000 housing units when CHA joined the MTW Demonstration Program.
- **Benchmark:** In FY2011, CHA will add 1,026 units to the overall housing stock, bringing the total number of revitalized housing units to 21,310, which represents 85% of the 25,000 unit goal.
- **FY2011 Outcomes:** In FY2011, CHA delivered 916 additional units, bringing the total number of revitalized units to 21,203, which represents 85% completion of the 25,000 unit goal. CHA achieved FY2011 goals for mixed-income redevelopment and public housing rehabilitation; however, goals for newer initiatives, PII and PRA, were not met. While the PRA program received numerous applications in FY2011 that would have exceeded projected numbers, CHA was selective in approving these in order to expand housing opportunities in new communities and for diverse populations. The majority of declined applications were for properties located in limited areas with high concentrations of poverty. As a result, CHA delivered 484 PBV units through the PRA program in 2011 rather than the projected 646 PBV units. FY2011 was a transitional year for the PII Program as CHA assumed direct day-to-day management of the program from the Habitat Company. CHA began program refinements including revised property selection protocols, community analysis tools, procurement of professional services, and enhanced coordination with HUD. As a result of the transition during FY2011, CHA did not meet the benchmark of 60 new PII units in 2011; however, CHA plans to continue new approaches to unit acquisitions in the future.
- **Data Collection and Measurement:** CHA tracks the number of units delivered based on the City of Chicago's certificates of occupancy and Habitat's Notices of Acceptance issued as well as project-based units under HAP contracts in Chicago.
- **Authorization:** Attachment D, Paragraph 1 and Amendment 3 of CHA's Amended and Restated MTW Agreement in which the 25,000 unit goal addresses the requirement of Section 204(c) (3) (c) of the 1996 Appropriations Act.

Comprehensive Low-Income Home Ownership Program

Description and Impact: CHA seeks to enhance housing options for low-income families through the expansion of its HCV Choose to Own (CTO) Home Ownership Program to current CHA public housing residents. As a MTW agency, CHA is using regulatory flexibilities in order to expand the CTO Program by eliminating the HCV Program participation prerequisite. As a result of this activity, CHA anticipates meeting home ownership interests for a greater number



of low-income families while also expanding the pathways to become and remain a home owner. The impact of this proposed program would be to increase both the avenues that lead to home ownership and types of housing options for low-income families. Participants of this program would receive a subsidy to be used toward the payment of their monthly mortgage obligation. Pre- and post-home ownership education and counseling requirements are an integral component to remain an eligible participant. Public housing families who do not meet HCV program income limits may still take advantage of counseling and other private incentives that may be available. This activity was proposed in FY2011 and is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Baseline:** Zero public housing residents have purchased homes through CHA's home ownership program.
- **Benchmark:** Five public housing residents will purchase homes through CHA's Comprehensive Low-Income Home Ownership Program in FY2011.
- **FY2011 Outcomes:** This policy was approved by CHA's Board in July 2011 as part of the FY2010 Amended HCV Administrative Plan. CHA implemented the Choose to Own program as an option for public housing residents in November 2011. Since the program just began recently for PH residents, none have purchased homes. There are two public housing residents enrolled; others are working to meet the requirements, including credit score, to enroll in the program.
- **Data Collection and Measurement:** CHA tracks the number of homes purchased by both public housing residents and HCV Program participants.
- **Authorization:** Attachment C, Section B, Paragraph 1(b)(iii), and Attachment C, Section D, Paragraph 8 (a-b), which waives certain provisions of Sections 8 (o)(15) and 8(y) of the 1937 Act and 24 C.F.R 982.625 through 982.643.

Public Housing Work Requirement

Description and Impact: CHA implemented a work requirement in FY2009 as a condition of occupancy across its public housing portfolio. As part of the original requirement, every adult member of a public housing household, age 18 to age 61 (or age 17 and not attending school full time) is required to be engaged in employment or employment related activities for, at least, 20 hours per week, unless the resident is eligible for an exemption or granted Safe Harbor. Residents who are approved for Safe Harbor are reexamined every 90 days to determine their compliance. 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 provides resources to aid residents in fulfilling the work requirement through case management services and workforce development programs. The impact of the public housing work requirement is a greater number of residents engaged in employment, education, job training, and community service in order to achieve self-sufficiency. This activity is related to MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.

- **Baseline:** The baseline for FY2011 is the number of residents in compliance status as of FY2010. As of 12/31/10, 3,655 residents were in compliance.
- **Benchmark:** Increase compliance by 3%.
- **FY2011 Outcomes:** As of the end of FY2011, 4,298 residents were compliant. This indicates a 5% increase in compliance from FY2010. With the BOC approval of the FY2011 ACOP, CHA has changed the age range of the work requirement to apply to adult members of public housing households age 18 to age 54, or age 17 and not attending school full time. In addition, upon a third request for Safe Harbor, CHA now requires

Section VI: Ongoing MTW Activities

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residents to work with their service provider to obtain a workforce assessment and to develop an action plan prior to returning to a property manager. Subsequent requests for Safe Harbor designation will continue this process with the service provider. This process only concerns those who seek Safe Harbor for reason of failure to obtain employment. If a resident is seeking Safe Harbor for any other reason (e.g. waiting on SSI determination) then this process does not apply.

Public Housing Work Requirement Status*				
Work Requirement Status	2010 (Residents Age 17-61)		2011 (Residents Age 17-54)	
	Number	Percent	Number	Percent
Compliant	3,655	45%	4,298	50%
Exempted	2,395	29%	2,229	26%
Non Compliant	64	1%	0	0%
Safe Harbor	1,970	24%	1,670	20%
Under Legal**	99	1%	326	8%
Grand Total	8,183	100%	8,523	100%

*Work requirement tracking does not include residents in mixed-income developments with site-specific work requirements.
 **Household was under legal review for reasons unrelated to work requirement status.

- **Data Collection and Measurement:** CHA tracks work requirement compliance at the time of re-examination using CHA’s YARDI database. CHA tracks the changes in compliance status each year compared to the previous year’s baseline.
- **Authorization:** Attachment D, Paragraph 21 of CHA’s Amended and Restated MTW Agreement which gives CHA authority to implement a work requirement as a condition of tenant occupancy.

Office of the Ombudsman

Description and Impact: CHA established the Office of the Ombudsman in FY2008 to address the concerns of public housing residents in mixed-income communities. The Ombudsman serves as a liaison between residents and CHA leadership, while providing a forum for residents to learn about the benefits and offerings in the mixed-income communities. The Ombudsman holds meetings for public housing residents renting in mixed-income developments in three regions—North, South and West/Central. The public is provided an opportunity to share comments and concerns at these meetings, and comments are collected, responded to, and posted on CHA’s website. The impact of this activity is that, by providing designated CHA staff to assist public housing residents in mixed-income communities in resolving any public housing-centric issues that may arise, residents are able to adapt to their new communities. Having designated staff for this purpose also promotes efficiency by avoiding the duplication of efforts by various departments in response to inquiries

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directed to multiple departments. This activity is related to MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient. It is also related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Baseline:** Zero meetings and resident participation prior to the creation of the Office of the Ombudsman in FY2008.
- **Benchmark:** Minimum of six meetings for mixed-income residents each year. Meetings will be semi-annual in at least three geographic regions – North, South, and West/Central.
- **2011 Outcomes:** In FY2011, CHA held eight Ombudsman meetings in the three geographic regions. Total attendance for the eight meetings was 244 residents. In addition to the meetings, the Office of the Ombudsman held six Safe-Summer events for all members of mixed-income communities.
- **Data Collection and Measurement:** CHA tracks the number of meetings and resident participants, and posts the meeting notes and responses on CHA's website.
- **Authorization:** Attachment D, Paragraph 20 of CHA's Amended and Restated MTW Agreement, which waives provisions of 24 CFR 964.18 as well as 24 CFR 964 Subpart B for mixed-finance developments.

\$75 Minimum Rent⁵

Description and Impact: Through the approval of the FY2007 ACOP, CHA's BOC approved an increase in the minimum rent⁶ from \$50 to \$75. The \$75 minimum rent was first implemented in FY2009, as resident re-examinations took place. The impact of the revised minimum rent level is an increase in rent collection revenue from residents paying the minimum rent. This activity is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Baseline:** Amount of revenue generated from using the previous \$50 minimum rent. In FY2008, CHA billed residents \$187,157 at or under the \$50 minimum rent.⁵
- **Benchmark:** CHA collects \$25 more in rent revenue for each eligible resident who pays the minimum rent each year.
FY2011 Outcomes: In FY2011, CHA billed residents \$617,663 at or under the minimum rent (\$75). The amount that would have been billed under a \$50 minimum rent is \$378,552.
- **Data Collection and Measurement:** CHA will track the amount billed each month through rent payments at or under the minimum rent. CHA will compare revenue from the \$75 minimum rent to revenue that would have resulted from the \$50 minimum rent.
- **Authorization:** Attachment C, Section C(11) of CHA's Amended and Restated MTW agreement, which waives certain provisions of Section 3(a)(2), 3(a)(3)(A) and Section 6(l) of the 1937 Act and 24 C.F.R.5.603, 5.611, 5.628, 5.630, 5.632, 5.634 and 960.255 and 966 Subpart A. This allows CHA to determine the minimum rent amount.

⁵ CHA uses HUD's Enterprise Income Verification System whenever possible to verify family income consistent with HUD requirements

⁶ Upon re-examination, each resident is given a choice to pay income-based rent (the higher of 30% of monthly adjusted income or 10% of monthly gross income) or a flat rent, which is based on the market rent for a comparable unit. The minimum rent is the minimum total tenant payment in the income-based rent calculation. Eligible residents may request a hardship exemption from the \$75 minimum rent.

Reasonable Cost Formula and Methodologies for Rehabilitation

Description and Impact: Beginning in FY2008, CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits. The reasonable cost formula converts CHA's historical construction costs and market conditions into a table of limitations by unit bedroom size and building structure type. CHA updates the database with market data based upon the latest market conditions in Chicago. To establish reasonable cost limitations, data is extracted from the latest construction bids for rehabilitation activity and from evaluations of current market conditions, which are determined by conducting market research of escalation factors in industry publications. The impact of the use of the reasonable cost formula for rehabilitation is that CHA can move forward with rehabilitation activity in alignment with established construction schedules in order to meet unit delivery goals while minimizing cost overages resulting from construction delays. This activity is related to MTW Statutory Objective I: Increase housing choices for low-income families, and MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Baseline:** The reasonable cost limitations established by HUD and approved in FY2008. Without the reasonable cost limitations, CHA would only be able to rehabilitate 12 units in FY2011.
- **Benchmark:** Deliver an additional 94 units in FY2011 through utilization of the reasonable cost formula.
- **FY2011 Outcomes:** With the reasonable cost formula CHA was able to deliver an additional 130 units in FY2011 at Dearborn Homes (IL002013000).
- **Data Collection and Measurement:** CHA tracks the additional number of units that can be rehabilitated and delivered using the reasonable cost formula.
- **Authorization:** Attachment C, Section C(16) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 6(b) of the 1937 Act and 24 C.F.R. 941.306. This allows CHA to establish an alternative reasonable cost formula reflecting CHA's actual costs experienced for construction activity in the local market as the cost control measure for quality construction work.

Reasonable Cost Formula and Methodologies for Redevelopment

Description and Impact: In FY2010, CHA proposed reasonable cost limitations for its redevelopment activities to replace HUD's current Total Development Cost (TDC) limits. Rising construction costs, reduced low-income housing tax credit equity prices, and reduced soft loan funds had combined to significantly reduce the number of new public housing units that CHA was able to deliver annually over the past few years at its mixed-income development sites. The increased reasonable cost limits would cover the full cost of public housing units, as originally intended, and increase public housing opportunities on an annual basis. The impact of the increased reasonable cost limits is that CHA will be able to finance the full cost of its public housing units in mixed-income redevelopments which will allow the tax equity and soft loan funds to be directed toward the construction of the accompanying affordable housing units at these mixed-income developments. The proposed reasonable cost formula was approved by HUD in July 2010. This activity is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Baseline:** In FY2011, the projected closing pipeline without the alternate Mixed-Income TDC Limits is two future mixed income development phases: Lakefront Site Phase II with approximately 47 public housing units and a future Legends South development phase with approximately 45 public housing units.

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- **Benchmark:** Utilize the alternate Mixed-Income TDC Limits on one additional development with approximately 24 additional public housing units at 47th & Cottage (Mahogany), a future phase in Washington Park, for a total of approximately 116 new public housing units to close and start construction in FY2011.
- **FY2011 Outcomes:** Only one mixed-income development phase, Park Boulevard Phase 2A, closed and began construction during FY2011. The additional TDC available from the increased TDC Limits for mixed-income developments will deliver approximately 18 public housing units at Park Boulevard Phase 2A during FY2012.
- **Data Collection and Measurement:** CHA tracks the additional number of public housing units that can be constructed and delivered using the alternate reasonable cost formula.
- **Authorization:** Attachment C, Section C (16) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 6(b) of the 1937 Act and 24 C.F.R. 941.306. This allows CHA to establish an alternative reasonable cost formula reflecting CHA's actual costs experienced for construction activity in the local market for mixed-income communities as the cost control measure for quality construction work.

Housing Choice Voucher Program

Biennial Re-examinations of HCV Participants⁷

Description and Impact: CHA conducts biennial re-examinations for HCV Program participants to review family circumstances, income, assets, expenses, and family composition to establish continued eligibility for the HCV program. CHA will continue to recertify all HCV households biennially as it has since 2004 for elderly/disabled households and for all households since 2006.⁸ The impact of this activity is reduced staff time and administrative cost savings related to HCV re-examinations. CHA is able to redirect time savings associated with biennial re-examinations toward improved customer service initiatives. This activity is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Baseline:** In FY2005, 35,339 re-examinations based on required re-examinations for 35,339 HCV households, for a total of 70,678 hours conducting re-examinations.
- **Benchmark:** Conduct re-examinations on half of HCV households each year. In FY2011, conduct an estimate of 17,681 re-examinations, based on half of the anticipated number of vouchers to be leased, for a savings of 35,361 staff hours.
- **FY2011 Outcomes:** In FY2011, CHA conducted 21,233 biennial re-examinations for a savings of 42,466 staff hours as a result of performing re-examinations for approximately 56% of HCV households. Due to the current fixed fee contracts that CHA has with the Program Administrators operating the HCV Program, CHA will provide the cost savings associated with this activity in FY2013.
- **Data Collection and Measurement:** CHA tracks the number of hours it takes staff to complete reexaminations. CHA estimates it takes two hours of staff time to complete each re-examination.
- **Authorization:** Attachment C, Section D (1) (c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o) (5) of the 1937 Act and 24 C.F.R. 982.516.

⁷ CHA uses HUD's Enterprise Income Verification System whenever possible to verify family income consistent with HUD requirements

⁸ HCV households participating in the Family Self Sufficiency Program are recertified annually.

Exception Payment Standards (also referred to as “Exception Rents”)

Description and Impact: In FY2010, CHA established criteria for the agency to self-certify exception rents that may be up to 300% of the established payment standard. Exception rents are part of CHA’s strategy to expand housing choices for HCV participants through access to opportunity areas throughout Chicago with low poverty, quality schools, transportation access, and community amenities. Families in CHA’s Mobility Counseling Program who move into Opportunity or Low-Poverty areas are eligible for exception rents, although participation in this program is not required to take advantage of this opportunity. The impact of this activity is that exception rents will increase the housing opportunities in neighborhoods that typically have higher rents in cases where rent may be an obstacle. This activity is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Revised Baseline:** Zero applications for exception rents were submitted and zero exception rents were granted prior to the implementation of this activity.
- **Revised Benchmark:** CHA’s goal is to increase the number of HCV participants living in newly designated opportunity areas using exception rents. The tracking of this activity changed after the FY2011 Annual Plan, and a 2011 benchmark with the new tracking was not established. The FY2012 benchmark, as stated in the FY2012 MTW Annual Plan, is a 50% increase from the number HCV participants using exception rents to live in opportunity areas in FY2011.
- **FY2011 Outcomes:** As of the end of FY2011, a total of 9 HCV participants were using Exception Payment Standards (also referred to as “Exception Rents”) to live in opportunity areas. In FY2011, 7 HCV participants moved into Opportunity areas using exception payment standards. CHA is currently working to designate new opportunity areas in FY2012.
- **Data Collection and Measurement:** CHA tracks the number of approved exception rents and the increase in HCV households living in designated opportunity areas due to the use of exception rents.
- **Authorization:** Attachment C (D)(2)(a-c) of CHA’s Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(1-3), 8(o)(7), and 8(o)(10) of the 1937 Act and 24 C.F.R. 982.308, 982.503, 982.507, 982.508, 982.518, and 982.451.

Elimination of Assets in Income Calculation⁹

Description and Impact: Effective on September 1, 2010 with CHA Board approval of the HCV Administrative Plan, CHA no longer includes income earned from assets as part of the HCV rent calculation. However, CHA continues to verify assets for the purposes of initial income eligibility for the HCV Program. The impact of this activity is a reduction in staff resources associated with verifying assets which will be redirected to ensuring improved and more accurate rent calculations. This activity is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Baseline:** Prior to the elimination of asset calculations, CHA spent 5,951 staff hours annually on asset calculation.
- **Benchmark:** In FY2011, CHA will spend zero hours processing income from assets for participants at a savings of 5,951 staff hours annually.
- **FY2011 Outcomes:** Based on CHA historical data (FY2009-FY2011), approximately 32% of HCV participants admitted to the program have assets. Therefore, since assets are not part of the rent calculation at annual re-examinations, in FY2011 CHA saved approximately 2,256 staff hours by

⁹ CHA uses HUD’s Enterprise Income Verification System whenever possible to verify family income consistent with HUD requirements

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eliminating the asset calculation of 6,769 HCV participants, out of 21,233, who had a re-examination. Due to the current fixed fee contracts that CHA has with the Program Administrators operating the HCV Program, CHA will provide the cost savings associated with this activity in FY2013.

- **Data Collection and Measurement:** CHA conducted a time study and determined it takes an average of 20 minutes to calculate assets. CHA tracks hours that are saved by the elimination of asset calculations.
- **Authorization:** Attachment C, Section D (2)(a) and Attachment C, Section D, (3)(b), which waives certain provisions of 24 C.F.R. 982.516 and 24 C.F.R. 982.518.

Property Rental Assistance/Project-Based Voucher Program

Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties

Description and Impact: CHA may increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building. CHA uses this flexibility to create innovative funding structures for PBV developments and enhance its Property Rental Assistance Program. The impact of making PBVs available in excess of the 25% limit is that more developers are enticed to preserve or create affordable housing, increasing the availability of quality housing options throughout Chicago’s communities for low-income individuals and families. This activity was first implemented in FY2008 and is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Baseline:** Prior to FY2008, zero PBV family properties exceeded the 25% limit for PBV units.
- **Benchmark:** In FY2011, increase the number of PBV units to 30-40% of total units in four family PBV properties.
- **FY2011 Outcomes:** In FY2011, CHA approved five developments that exceeded the 25% limit in the following family properties:

Development Name	Total Units	PRA Units	% of Total	Contract
St. Edmund’s Court	36	10	28%	HAP
Ironwood Court	46	14	30%	HAP
Nuestro Hogar	31	12	39%	*Amended HAP
Barnes Real Estate	16	6	38%	HAP
Zapata Apartments	61	18	30%	AHAP

**In FY2011, the HAP Contract for Nuestro Hogar was amended to add 3 units.*

Exceeding the 25% limit resulted in an additional 12 units of high quality affordable housing for low-income families.

- **Data Collection and Measurement:** CHA measures the number of executed AHAP and HAP contracts in family properties with PBV units that exceed 25% of total units.
- **Authorization:** Attachment D, Paragraph 6 of CHA’s Amended and Restated MTW Agreement which waives Section 8(o)(13)(D)(i) of the 1937 Act and 24 CFR 983.56. This waiver provides CHA with the ability to supply more affordable housing units in family PBV buildings.



Authorization of Qualified Owners/Property Managers to Perform Initial Eligibility Determinations and Reexaminations

Description and Impact: CHA plans to train and certify qualified owners, as defined by CHA, in the Property Rental Assistance (PRA) Program to perform initial tenant eligibility determinations and re-examinations of PBV participants. CHA will require the owners to enter re-examination data into CHA's systems of record for transmission to HUD PIC, will monitor owner performance monthly, and will perform comprehensive quality control reviews. The anticipated impact of this activity is to reduce costs, to minimize the duplication of effort, and to administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments. This activity was first implemented in FY2011 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Revised Baseline:** This baseline was revised since the FY2011 MTW Annual Plan. The new baseline is that in FY2011, CHA's costs were approximately \$558 per initial eligibility determination and \$37.16 per occupied unit.
- **Benchmark:** Reduce CHA's costs in FY2011 based on the number of eligibility determinations and re-examinations performed by PRA owners as of 12/31/10.
- **FY2011 Outcomes:** In 2011 CHA completed the following activities necessary to implement Owners/Property Managers to perform initial eligibility determinations and re-examinations:
 - Revised the Admin Plan (17-V.A. and 17-VII.A.) to allow changes in the HAP and approve qualified owners/property managers to conduct initial eligibility determination and re-examinations, respectively;
 - Revised the HAP agreement to require reporting associated with eligibility determinations and re-examinations;
 - Developed and implemented the Asset Management Review (AMR) document and process; and
 - Developed and implemented a Risk Rating document and process to identify Qualified Owners that will be trained and required to conduct initial eligibility determinations and re-examinations using CHA's system of record, YARDI.
- **Revised Data Collection and Measurement:** The tracking for this activity was slightly revised since the FY2011 MTW Annual Plan. CHA will track the number of project-based voucher units where owners perform initial eligibility determinations and the number of PRA re-examinations and the associated cost savings. Due to the current fixed fee contracts that CHA has with the contractors operating the HVC Program, CHA will provide the cost savings associated with this activity in FY2012.
- **Authorization:** Attachment C, Section D (1)(a) and Attachment C, Section D(1)(c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Sections of 8(o)(5) and 8(o)(7) of the 1937 Act and 24 C.F.R. 982.162 and 24 C.F.R. 982.516.

Ensure Excellent Maintenance of Quality Housing (Required Inspections by Owners)

Description and Impact: CHA performs quality control inspections of Property Rental Assistance (PRA) units and developments consistent with best practices in subsidized-property management. CHA employs a model similar to one that is used by privately-managed public housing and mixed-finance developments. Under this approach, CHA will require owners, through their property managers or contract inspectors that have demonstrated successful property management knowledge and/or experience, to inspect all project-based voucher units annually to insure that they meet HQS and Chicago Building Code. Such owners will be required to certify inspection results and confirm timely repairs. In addition, owners will be required to perform turnover and special inspections and to maintain documentation for CHA review. CHA will perform quality control inspections, review property records of inspections and repairs, and assess the overall property conditions annually. For all properties, CHA will reserve the right to inspect all units in the property as deemed essential to ensure that the property meets inspections standards. The anticipated impact of this activity is to reduce duplicative inspections as well as the



associated tenant inconvenience in developments that have additional governmental funding such as tax credits and state-financed loans. This activity was approved in FY2011 and will be implemented in FY2012. This activity is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Revised Baseline:** The baseline was revised since the FY2011 MTW Annual Plan. The revised baseline is CHA spent approximately \$9 per project-based voucher unit inspection in FY2010.
- **Revised Benchmark:** The tracking of this activity changed after the FY2011 Annual Plan, and a 2011 benchmark with the new tracking was not established. As stated in the FY2012 MTW Annual Plan, CHA will estimate cost savings upon phasing in PRA properties for this activity.
- **2011 Outcomes:** In 2011 CHA completed the following activities necessary to implement Owners/Property Managers to perform inspection of the PRA units to insure that they meet HQS and Chicago Building Code:
 - Revised the Admin Plan (17-V.A. and 17-III.D.) to allow changes in the HAP and require owners/property managers to inspect the unit before providing assistance in a new unit and/or inspecting 100% contract units annually, respectively;
 - Revised the HAP agreement to require reporting associated with HQS inspections;
 - Developed and implemented the Asset Management Review (AMR) document and process; and
 - Developed and implemented a Risk Rating document and process to identify Qualified Owners that will be trained and required to document HQS inspection results using CHA’s system of record, YARDI.
- **Revised Data Collection and Measurement:** CHA will track the number of annual and turnover unit inspections and the costs per inspection. Due to the current fixed fee contracts that CHA has with the contractors operating the HVC Program, CHA will provide the cost savings associated with this activity in FY2012.
- **Authorization:** Attachment C, Section D (1)(a) and Section D (5) of CHA’s Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(7) of the 1937 Act, 24 C.F.R. 982.162, and 24 C.F.R. 982 Subpart I.

30-Year PBV Contract Commitments

Description and Impact: To facilitate the expansion of affordable housing opportunities through the use of project-based vouchers, CHA will enter into new PRA Program project-based voucher HAP contracts for an initial term between one and 30 years. CHA utilizes MTW authority to enter into contracts that require an initial term of 16-30 years. These agreements will be made while CHA is a MTW agency and are subject to the availability of funding. CHA’s relevant contracts include a clause stating that the duration period is pursuant to CHA’s MTW authorizations. The impact of this activity is that it will assist developers to obtain better financial terms and help to ensure the long-term availability of quality affordable housing. Through this activity, contracts with an initial term of 16-30 years do not have the 15-year extension option. This activity was first implemented in FY2011 and is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Baseline:** Prior to FY2011, zero project-based voucher contracts exceeded initial terms of 15 years.
- **Benchmark:** In FY2011, enter into 10 HAP contracts with 16- to 30-year commitments, to insure extended affordability with developers that received favorable long-term financing.

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- **2011 Outcomes:** In FY2011, in an effort to ensure extended affordability in high quality housing for low-income households, CHA entered into 21 HAP Contracts with terms lengths up to 30 years representing 349 units.

Development Name	HAP Contract Term	Units Under HAP
Bettendorf Place	30	19
Boulevard Apartments	30	12
Branch of Hope	30	58
Greenwood Courts Apartments	30	7
H.O.M.E Portfolio	30	4
Hancock House	30	18
Hope Manor Apartments	30	30
Howard Apartments	30	10
Independence Apartments	30	9
Karibuni Place	30	11
Los Vecinos Apartments	30	11
Nuestro Hogar	30	3
San Miguel Apartments	30	14
Sankofa House	30	36
Sunnyside Kenmore Apartments	30	2
The Suites of Autumn Green at Wright Campus	30	8
Threshold Humboldt Park & Kiley House	30	33
St Edmund's Courts	25	10
Ironwood Courts	20	14
Park Apartments	20	30
Total		349

- **Collection and Measurement:** CHA tracks and measures the number of executed HAP contracts with initial terms of 16 to 30 years.
- **Authorization:** Attachment C, Section D (2)(b) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of 24 C.F.R. 983 Subpart E.



PRA Inspections

Description and Impact: For the PRA Program, CHA will reduce the number of inspections required prior to lease-up of project-based voucher developments that are new construction or substantial rehabilitation. In cases involving such properties, CHA considers issuing Certificates of Occupancy by the City of Chicago as evidence of the property’s compliance with Housing Quality Standards. CHA will not perform initial inspections on such units prior to entering into the PRA Housing Assistance Payments contract. The impact of this activity is that CHA is able to make units available for occupancy more quickly by reducing the number of required inspections. This activity was first implemented in FY2011 and is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Baseline:** Zero units were previously inspected and issued Certificates of Occupancy by City of Chicago inspectors without a second inspection being conducted by CHA.
- **Benchmark:** Approximately 100 newly constructed or rehabbed units will be inspected and issued Certificates of Occupancy by City of Chicago inspectors and be available for occupancy more quickly by eliminating a second inspection by CHA of each unit.
- **2011 Outcomes:** In FY2011, CHA placed 166 units in 10 developments under HAP Contracts utilizing Certificates of Occupancy issued by the City of Chicago Department of Buildings Inspectors.
- **Data Collection and Measurement:** CHA tracks the number of new and rehabbed units under HAP contract and occupied more expediently.
- **Authorization:** Attachment C, Section D(7)(d)(ii) of CHA’s Amended and Restated MTW Agreement, which waives certain provisions of 24 C.F.R. 982 Subpart I.

Property Name	New or Rehab	Units in HAP
Bettendorf Place	Rehab	19
Dr. King Legacy Apartments	New	10
Hancock House	New	18
Hope Manor Apartments	New	30
Independence Apartments	New	9
Ironwood Courts	Rehab	14
Park Apartments	Rehab	30
St Edmund's Courts	Rehab	10
The Suites of Autumn Green at Wright Campus	New	8
Victory Centre of South Chicago Senior Apartments	New	18
Total		166



PBV Participant Transition to Housing Choice Voucher

Description and Impact: Under the PRA program, CHA will reduce the turnovers in project-based voucher developments by allowing families to receive a Housing Choice Voucher only after two years of occupancy rather than one year (an exception exists for tenants currently residing in a supportive housing unit). The impact of this activity is a decrease in the administrative cost to issue vouchers for each PBV unit turned over. Moreover, this also assists PBV developments reduce turnover costs. This activity was first implemented in FY2011 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Baseline:** Prior to FY2011, zero PRA units previously carried the two year occupancy requirement for tenants to receive a Housing Choice Voucher if a tenant wishes to move.
- **Benchmark:** Approximately 200 new PRA units coming on line under HAP contracts in FY2011 will carry the 2-year occupancy requirement.
- **2011 Outcomes:** In FY2011, CHA placed 484 units under 31 HAP Contracts that carry the 2-year occupancy requirement.
- **Data Collection and Measurement:** CHA tracks the number of units under HAP contracts with this requirement.
- **Authorization:** Attachment C, Section D (7) of CHA's Amended and Restated MTW Agreement.

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FY2011 Ongoing MTW Activities

Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	FY2011 Outcomes	Data Collection and Measurement	MTW Authorization	Hardship Exception
Revitalization of 25,000 Units	Increase Housing Options	FY2000	<u>Description:</u> CHA will revitalize 25,000 housing units by the end of the Plan. <u>Impact:</u> More affordable housing opportunities available for low-income residents in Chicago neighborhoods.	<u>Baseline:</u> Redevelop/rehabilitate 25,000 units of housing. <u>Benchmark:</u> Add 1,026 units to the overall housing stock, bringing the total number of revitalized housing units to 21,195 or 85% of the 25,000 unit goal.	In FY2011, CHA delivered a total of 916 units across public housing and through the use of PBVs. As of FY2011, CHA has completed 21,203 units or 85% of the overall Plan goal.	CHA tracks the number of units delivered based on City of Chicago's certificates of occupancy and Habitat's Notices of Acceptance issued as well as project-based units under HAP in Chicago.	Attachment D, Paragraph 1 and MTW Agreement, Amendment 3	Not applicable.
Comprehensive Low-income Home Ownership Program	Increase Housing Options	FY2011	<u>Description:</u> CHA will expand its HCV Choose to Own (CTO) Home Ownership Program to current CHA public housing residents. <u>Impact:</u> Increase the avenues that lead to home ownership and types of housing options for low-income families.	<u>Baseline:</u> Zero public housing residents have purchased homes through CHA's home ownership program. <u>Benchmark:</u> Five public housing residents will purchase homes through CHA's Comprehensive Low-Income Home Ownership Program in FY2011.	CHA implemented the Choose to Own program as an option for public housing residents in November 2011. No public housing residents have purchased homes. There are two residents enrolled.	CHA tracks the number of homes purchased by both public housing residents and HCV Program participants.	Attachment C, Section B, Paragraph 1(b)(iii), and Attachment C, Section D, Paragraph 8 (a-b)	Not applicable.
Public Housing Work Requirement	Self-Sufficiency	FY2009	<u>Description:</u> With BOC approval of the FY2011 ACOP, CHA requires adult public housing household members age 18-54, or age 17 and not attending school full-time, to be engaged in employment or employment related activities unless the resident is exempt or granted Safe Harbor. <u>Impact:</u> Greater number of residents engaged in employment, education, job training, and community service in order to achieve goals for self-sufficiency.	<u>Baseline:</u> The baseline for FY2011 is the number of residents in compliance status as of FY2010. As of 12/31/10, 3,655 residents were in compliance. <u>Benchmark:</u> Increase compliance by 3%.	As of the end of FY2011, 4,298 residents were compliant. This indicates a 5% increase in compliance from FY2010.	CHA tracks work requirement compliance at the time of re-examination.	Attachment D, Paragraph 21	Yes.
Office of the Ombudsman	Self-Sufficiency Reduce Costs and Cost Effectiveness	FY2008	<u>Description:</u> The Office of the Ombudsman serves as a liaison between residents and CHA leadership, while providing a forum for residents to learn about the benefits and offerings in the mixed-income communities. <u>Impact:</u> Public housing centric issues that may arise in mixed-income communities are resolved and residents adapt to their new communities.	<u>Baseline:</u> Zero meetings and resident participation. <u>Benchmark:</u> Host a minimum of 6 meetings for mixed-income residents each year. Meetings are semi-annual in three geographic regions- North, South, and West/Central.	In FY2011, CHA held eight Ombudsman meetings in the three geographic regions. Total attendance for the eight meetings was 244 residents. In addition to the meetings, the Office of the Ombudsman held six Safe-Summer events for all members of mixed-income communities.	CHA tracks the number of meetings and resident participants, and posts the meeting notes and responses on CHA's website.	Attachment D, Paragraph 20	Not applicable.
\$75 Minimum Rent in Public Housing	Reduce Costs and Cost Effectiveness	FY2009	<u>Description:</u> CHA increased the minimum rent from \$50 to \$75 for the public housing program. <u>Impact:</u> Increase in rent collection revenue from residents paying the minimum rent.	<u>Baseline:</u> In FY2008, CHA billed residents \$187,157 at or under the \$50 minimum rent. <u>Benchmark:</u> Collect \$25 more in rent revenue for each eligible resident who pays the minimum rent each year.	In FY2011, CHA billed residents \$617,663 at or under the minimum rent (\$75). The amount that would have been billed under a \$50 minimum rent is \$378,552.	CHA tracks the amount billed each month through rent payments at or under the minimum rent. CHA compares revenue from the \$75 minimum rent to revenue that would have resulted from the \$50 minimum rent.	Attachment C, Section C(11)	Yes.

Section VI: Ongoing MTW Activities

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FY2011 Ongoing MTW Activities (continued)								
Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	FY2011 Outcomes	Data Collection and Measurement	MTW Authorization	Hardship Exception
Reasonable Cost Formula and Methodologies for <u>REHABILITATION</u>	Reduce Costs and Cost Effectiveness Increase Housing Options	FY2008	<u>Description:</u> CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits. <u>Impact:</u> Meet unit delivery goals while minimizing cost overages resulting from construction delays.	<u>Baseline:</u> Reasonable cost limitations established by HUD and approved in FY2008. Without the reasonable cost limitations, CHA would only have been able to rehabilitate 12 units in FY2011. <u>Benchmark:</u> CHA planned to deliver an additional 94 units in FY2011 through utilization of the reasonable cost formula.	With the reasonable cost formula CHA was able to deliver an additional 130 units in FY2011 at Dearborn Homes (ILO02013000).	CHA tracks the additional number of units that can be rehabilitated and delivered using the reasonable cost formula.	Attachment C, Section C(16)	Not applicable.
Reasonable Cost Formula and Methodologies for <u>REDEVELOPMENT</u>	Increase Housing Options	FY2010	<u>Description:</u> In FY2010, HUD approved reasonable cost limitations for CHA's redevelopment activities that replace HUD's current Total Development Cost (TDC) limits. <u>Impact:</u> Finance the full cost of public housing units and increase public housing opportunities in mixed-income sites, which allows tax equity and soft loan funds to be directed toward accompanying affordable housing units at these sites.	<u>Baseline:</u> In FY2011, the projected closing pipeline without the alternate Mixed-Income TDC Limits is two future mixed income development phases: Lakefront Site Phase II with approximately 47 public housing units and a future Legends South development phase with approximately 45 public housing units. <u>Benchmark:</u> Utilize the alternate Mixed-Income TDC Limits on one additional development with approximately 24 additional public housing units at 47th & Cottage (Mahogany), a future phase in Washington Park, for a total of approximately 116 new public housing units to close and start construction in FY2011.	Only one mixed-income development phase, Park Boulevard Phase 2A, closed and began construction during FY2011. The additional TDC available from the increased TDC Limits for mixed-income developments will deliver approximately 18 public housing units at Park Boulevard Phase 2A during FY2012.	CHA tracks the additional number of public housing units that can be constructed and delivered using the alternate reasonable cost formula.	Attachment C, Section C(16)	Not applicable.
Biennial Re-examinations of HCV participants	Reduce Costs and Cost Effectiveness	FY2006	<u>Description:</u> CHA conducts biennial re-examinations for HCV Program participants to review and establish continued eligibility for the HCV program. <u>Impact:</u> Reduced staff time and administrative cost savings related to HCV re-examinations.	<u>Baseline:</u> In FY2005, CHA conducted 35,339 re-examinations based on required re-examinations for 35,339 HCV households. CHA spent 70,678 hours conducting re-examinations. <u>Benchmark:</u> Conduct re-examinations on half of HCV households each year. In FY2011, conduct an estimate of 17,681 re-examinations, based on half of the anticipated number of vouchers to be leased, for a savings of 35,361 staff hours.	In FY2011, CHA conducted 21,233 biennial re-examinations for a savings of 42,466 staff hours as a result of performing re-examinations for approximately 56% of HCV households. Due to the current fixed fee contracts that CHA has with the Program Administrators operating the HCV Program, CHA will provide the cost savings associated with this activity in FY2013.	CHA tracks the number of hours it takes staff to complete re-examinations. CHA estimates it takes two hours of staff time for each re-examination.	Attachment C, Section D(1)(c)	Not applicable.

Section VI: Ongoing MTW Activities

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FY2011 Ongoing MTW Activities (continued)								
Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	FY2011 Outcomes	Data Collection and Measurement	MTW Authorization	Hardship Exception
Exception Payment Standards	Increase Housing Options	FY2010	<p>Description: CHA self-certifies exception payment standards up to 300% of the established payment standard to give eligible HCV participants access to neighborhoods that may require higher payment standards including areas designated as lower poverty, opportunity areas.</p> <p>Impact: Increase housing opportunities of HCV Program participants in lower poverty, opportunity areas throughout Chicago.</p>	<p>Baseline: Zero exception rents were applied for or received prior to the implementation of exception rents.</p> <p>Benchmark: Increase in the number of HCV households who live in opportunity areas through the use of exception rents.</p>	As of the end of FY2011, a total of 9 HCV participants were using Exception Payment Standards (also referred to as "Exception Rents"). In FY2011, 7 HCV participants moved into Opportunity areas using exception payment standards. To date, 9 HCV participants are using exception payment standards to live in opportunity areas. CHA is currently working to designate new opportunity areas in FY2012.	CHA will track the number of approved exception rents and the increase in HCV households living in designated opportunity areas due to the use of exception rents.	Attachment C (D)(2)	Not applicable.
Elimination of Assets in Income Calculation	Reduce Costs and Cost Effectiveness	FY2010	<p>Description: Effective on September 1, 2010 with CHA Board approval of the HCV Administrative Plan, CHA no longer includes income earned from assets as part of the HCV rent calculation.</p> <p>Impact: Reduction in staff resources associated with verifying assets which will be redirected to ensuring improved and more accurate rent calculations.</p>	<p>Baseline: Prior to the elimination of asset calculations, CHA spent 5,951 staff hours annually on asset calculation.</p> <p>Benchmark: In FY2011, CHA will spend zero hours processing income from assets for participants at a savings of 5,951 staff hours annually.</p>	Based on CHA historical data (FY2009-FY2011), approximately 32% of HCV participants admitted to the program have assets. Therefore, since assets are not part of the rent calculation at annual re-examinations, in FY2011 CHA saved approximately 2,256 staff hours by eliminating the asset calculation of 6,769 HCV participants, out of 21,233, who had a re-examination. Due to the current fixed fee contracts that CHA has with the Program Administrators operating the HCV Program, CHA will provide the cost savings associated with this activity in FY2013.	CHA conducted a time study and determined it takes an average of 20 minutes to calculate assets. CHA tracks hours that are saved by the elimination of asset calculations.	Attachment C, Section D (2)(a) and Attachment C, Section D, (3)(b)	
Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties	Increase Housing Options	FY2008	<p>Description: CHA has authority to exceed the 25% limit for PBV units in family PBV properties.</p> <p>Impact: Increase in the availability of quality housing options throughout Chicago's communities.</p>	<p>Baseline: Prior to FY2008, zero PBV family properties exceeded the 25% limit for PBV units.</p> <p>Benchmark: In FY2011, increase the number of PBV units to 30-40% of total units in four family PBV properties.</p>	In FY2011, CHA approved five developments that exceeded the 25% limit in the following family properties	CHA measures the number of executed HAP contracts in family properties with PBV units that exceed 25% of total units.	Attachment D, Paragraph 6	Not applicable.
Authorization of Qualified Owners/Property Managers to Perform Initial Eligibility Determinations and Reexaminations	Reduce Costs and Cost Effectiveness	FY2011	<p>Description: CHA plans to train and certify qualified owners, as defined by CHA, in the Property Rental Assistance (PRA) Program to perform initial tenant eligibility determinations and re-examinations of PBV participants.</p> <p>Impact: Reduce costs, to minimize the duplication of effort, and to administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments.</p>	<p>Baseline: In FY2011, CHA's costs were approximately \$558 per initial eligibility determination and \$37.16 per occupied unit.</p> <p>Benchmark: Reduce CHA's costs in FY2011 based on the number of eligibility determinations and re-examinations performed by PRA owners as of 12/31/10.</p>	CHA completed the following activities necessary to implement Owners/Property Managers to perform initial eligibility determinations and re-examinations: (1) Revised the Admin Plan (2) Revised HAP agreement to require reporting associated with HQS inspections (3) Implemented Asset Management Review process (4) Implemented Risk Rating Document	CHA will track the number of project-based voucher units where owners perform initial eligibility determinations and the number of PRA re-examinations and the associated cost savings. Due to the current fixed fee contracts that CHA has with the contractors operating the HVC Program, CHA will provide the cost savings associated with this activity in FY2012.	Attachment C, Section D (1)(a) and Attachment C, Section D(1)(c)	Not applicable.

Section VI: Ongoing MTW Activities



FY2011 Ongoing MTW Activities (continued)

Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	FY2011 Outcomes	Data Collection and Measurement	MTW Authorization	Hardship Exception
Ensure Excellent Maintenance of Quality Housing	Reduce Costs and Cost Effectiveness	FY2011/FY2012	<p>Description: CHA seeks to perform quality control inspections of PRA units and developments consistent with best practices in subsidized property management. Under this approach, CHA will require owners, through their property managers or contract inspectors that have demonstrated successful property management knowledge and/or experience, to inspect all project-based voucher units annually.</p> <p>Impact: Reduce costs, to minimize the duplication of effort, and to administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments.</p>	<p>Baseline: The baseline was revised since the FY2011 MTW Annual Plan. The revised baseline is CHA spent approximately \$9 per project-based voucher unit inspection in FY2010.</p> <p>Benchmark: The tracking of this activity changed after the FY2011 Annual Plan, and a 2011 benchmark with the new tracking was not established. As stated in the FY2012 MTW Annual Plan, CHA will estimate cost savings upon phasing in PRA properties for this activity.</p>	CHA completed the following activities necessary to implement Owners/Property Managers to perform inspection of the PRA units to insure that they meet HQS and Chicago Building Code: (1) Revised the Admin Plan (2) Revised HAP agreement to require reporting associated with HQS inspections (3) Implemented Asset Management Review process (4) Implemented Risk Rating Document	CHA will track the number of annual and turnover unit inspections and the costs per inspection. Due to the current fixed fee contracts that CHA has with the contractors operating the HVC Program, CHA will provide the cost savings associated with this activity in FY2012.	Attachment C, Section D (1)(a)	Not applicable.
30-Year PBV Contract Commitments	Increase Housing Options	FY2011	<p>Description: To facilitate the expansion of affordable housing opportunities through the use of project-based vouchers, CHA will use MTW authority to enter into HAP contracts for an initial term between 16 and 30 years.</p> <p>Impact: Assist developers to obtain better financial terms and help to ensure the long-term availability of quality affordable housing.</p>	<p>Baseline: Prior to FY2011, zero project-based voucher contracts exceeded initial terms of 15 years.</p> <p>Benchmark: The tracking of this activity changed after the FY2011 Annual Plan, and a 2011 benchmark with the new tracking was not established. As stated in the FY2012 MTW Annual Plan, CHA will estimate cost savings upon phasing in PRA properties for this activity.</p>	In FY2011, in an effort to ensure extended affordability in high quality housing for low-income households, CHA entered into 21 HAP Contracts with terms lengths that exceed 16 years representing 349 units.	CHA tracks and measures the number of executed HAP contracts with initial terms of 16 to 30 years.	Attachment C, Section D (1)(a)	Not applicable.
PRA Inspections	Increase Housing Options	FY2011	<p>Description: CHA will reduce the number of inspections required prior to lease-up of PBV developments that are new construction or substantial rehabilitation. In these cases, CHA considers the issuance of a Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards.</p> <p>Impact: Make units available for occupancy more quickly by reducing the number of required inspections.</p>	<p>Baseline: Zero units were previously inspected and issued Certificates of Occupancy by City of Chicago inspectors without a second inspection being conducted by CHA.</p> <p>Benchmark: Approximately 100 newly constructed or rehabbed units will be inspected and issued Certificates of Occupancy by City of Chicago inspectors and be available for occupancy more quickly by eliminating a second inspection by CHA of each unit.</p>	In FY2011, CHA placed 166 units in 10 developments under HAP Contracts utilizing Certificates of Occupancy issued by the City of Chicago Department of Buildings Inspectors. This process also insures that all newly constructed and substantially rehabilitated units are built in accordance with the Plans and Specifications.	CHA tracks the number of new and rehabbed units under HAP contract and occupied more expediently.	Attachment C, Section D(7)(d)(ii)	Not applicable.

Section VI: Ongoing MTW Activities

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FY2011 Ongoing MTW Activities (continued)								
Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	FY2011 Outcomes	Data Collection and Measurement	MTW Authorization	Hardship Exception
PBV Participant Transition to Housing Choice Voucher	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> Under the PRA program, CHA will reduce the turnovers in project-based voucher developments by allowing families only to receive a Housing Choice Voucher after two years of occupancy rather than one year (an exception exists for tenants currently residing in a supportive housing unit).</p> <p><u>Impact:</u> Decrease in the administrative cost to issue vouchers for each PBV unit turned over. Moreover, this also assists PBV developments reduce turnover costs.</p>	<p><u>Baseline:</u> Prior to FY2011, zero PRA units previously carried the two year occupancy requirement for tenants to receive a Housing Choice Voucher if a tenant wishes to move.</p> <p><u>Benchmark:</u> Approximately 200 new PRA units coming on line under HAP contracts in FY2011 will carry the 2-year occupancy requirement.</p>	In FY2011, CHA placed 484 units under 31 HAP Contracts that carry the 2-year occupancy requirement.	CHA tracks the number of units under HAP contracts with this requirement.	Attachment C, Section D (7)	Not applicable.

Section Seven
Sources & Uses of Funds





Section VII: Sources and Uses of Funding

This section contains information on CHA's sources and uses of funding in FY2011.

Planned vs. Actual Sources and Uses of MTW Funds

FY 2011 Revenue Sources

MTW FUND	FY2011 Budgeted	FY2011 Actual	Variance	%
Low Rent				
Operating Subsidy	\$ 158,608,147	\$ 174,896,513	\$ 16,288,366	10.3
Tenant Rental Income	41,664,976	42,886,979	1,222,003	2.9
Investment Income	672,400	1,883,868	1,211,468	####
Other Income	976,889	508,700	(468,189)	(47.9)
Capital				
Capital Grant Funds	74,124,124	61,826,791	(12,297,333)	(16.6)
HCV				
Housing Assistance Subsidy-MTW	358,670,383	362,593,889	3,923,506	1.1
Housing Assistance Subsidy- MTW Block Grant	93,318,493	138,030,300	44,711,807	47.9
Administrative Fees	26,143,639	30,329,528	4,185,889	16.0
Investment Income	1,727,600	3,792,144	2,064,544	####
Other Income	-	1,391,912	1,391,912	-
Total MTW Sources	\$ 755,906,651	\$ 818,140,625	\$ 62,233,974	8.2

OTHER PROGRAMS	FY2011 Budgeted	FY2011 Actual	Variance	%
Section 8 (Non-MTW)	8,614,018	11,143,795	2,529,777	29.4
Hope VI	35,559,327	23,260,996	(12,298,331)	(34.6)
Other Funds	11,105,668	14,114,608	3,008,940	27.1
ARRA- Formula (Stimulus)	10,373,149	9,891,715	(481,434)	(4.6)
ARRA- Competitive (Stimulus)	35,691,467	35,834,184	142,717	0.4
Total Other Program Revenues	\$ 101,343,629	\$ 94,245,298	\$ (7,098,331)	(7.0)

Section VII: Sources and Uses of Funding



TOTAL REVENUE SOURCES	FY2011 Budgeted	FY2011 Actual	Variance	%
MTW Revenues	\$ 755,906,651	\$ 818,140,625	\$ 62,233,974	8.2
Other Program Revenues	101,343,629	94,245,298	(7,098,331)	(7.0)
TOTAL REVENUES	\$ 857,250,280	\$ 912,385,923	\$ 55,135,643	6.4

MTW Fund Narrative:

1. The variance in Operating Subsidy revenue represents conservative estimates in the budget versus the actual level of funding. Also, HCV Program differences were the result average HAP funding levels were greater than anticipated.
2. Investment Income for Low Rent and HCV reflects a positive variance driven by higher portfolio balances than projected. The higher than expected balances were the result of greater funding levels than anticipated.
3. The increase in Other Income is due largely to the recognition of forfeited funds under the Family Self Sufficiency program.
4. The capital fund revenue variance is largely the result of capital construction start dates being moved from 2011 to subsequent periods. Additionally, there were a a number of efforts where actual construction costs were less than originally planned. These recuctions were the result of enhanced cost management as well as scope of work changes.
5. Differences in Administrative Fees is the result of actual funding realized was greater than budgeted. Additionally, revenue for port in clients was higher than anticipated.

Other Program Narrative:

1. The Section 8 (Non-MTW) variance is due to a greater number of non-traditional vouchers than anticipated.
2. The Hope VI program variance is due to changes in project funding resources for Oakwood Shores IIC, Lakefront Phase II and Park Boulevard 2A.
3. The variances in Other Funds is the result of greater than expected income from rooftop rental, commercial rent, and investment income. ARRA funding variance relates to activity being moved to 2012.

Section VII: Sources and Uses of Funding

FY 2011 Expenditures

MTW FUND	FY2011 Budgeted	FY2011 Actual	Variance	%
Low Rent				
Administrative	\$ 69,017,730	\$ 62,382,117	\$ 6,635,613	9.6
Tenant Services	2,780,474	1,608,601	1,171,873	42.1
Utilities	28,859,013	23,826,672	5,032,341	17.4
Maintenance	67,629,503	60,863,073	6,766,430	10.0
Protective Services	22,300,898	23,193,512	(892,614)	(4.0)
General Expense	6,120,472	6,725,448	(604,976)	(9.9)
HAP-FSS Escrow	-	538,691	(538,691)	-
Depreciation	-	164,052,111	(164,052,111)	-
Interest Expense	167,089	79,549	87,540	52.4
Equipment	569,500	-	569,500	100.0
Capital				
Administrative	4,571,188	4,088,983	482,205	10.5
Tenant Services	62,000	40,684	21,316	34.4
Maintenance	16,620,617	12,434,914	4,185,703	25.2
General Expense	1,351,058	1,350,975	83	0.0
Depreciation	-	-	-	-
Interest Expense	18,646,492	10,568,670	8,077,822	43.3
Capital Projects	74,604,322	68,484,564	6,119,758	8.2
Loss on Disposition of Assets	-	456,672	(456,672)	-
HCV				
Administrative	14,567,603	14,315,201	252,402	1.7
Tenant Services	69,011,710	61,959,731	7,051,979	10.2
Maintenance	70,197	42,190	28,007	39.9
General Expense	286,402	2,929,819	(2,643,417)	(923.0)
Housing Assistance Payments	358,670,383	350,525,850	8,144,533	2.3
Total MTW Fund Expenditures	\$ 755,906,651	\$ 870,468,028	(114,561,377)	(15.2)

OTHER PROGRAMS	FY2011 Budgeted	FY2011 Actual	Variance	%
Section 8 (Non-MTW)	8,614,018	9,400,095	(786,077)	(9.1)
Hope VI	35,559,327	22,765,787	12,793,540	36.0
Other Funds	11,105,668	6,822,836	4,282,832	38.6
ARRA- Formula (Stimulus)	10,373,149	9,162,705	1,210,444	11.7
ARRA- Competitive (Stimulus)	35,691,467	35,834,284	(142,817)	(0.4)
Total Other Program Expenditures	101,343,629	83,985,707	17,357,922	1712.8%

Section VII: Sources and Uses of Funding

TOTAL USES OF FUNDS	FY2011 Budgeted	FY2011 Actual	Variance	%
MTW Fund Expenditures	\$ 755,906,651	\$ 870,468,028	\$ (114,561,377)	(15.2)
Other Program Expenditures	101,343,629	83,985,707	17,357,922	17.1
TOTAL EXPENDITURES	\$ 857,250,280	\$ 954,453,735	\$ (97,203,455)	(11.3)

MTW Fund Narrative:

1. The variance in Administrative costs reflects lower than budgeted costs due to less than anticipated expenditures for outside legal counsel, accounting and auditing costs, telephone expenses, and outside consultant fees.
2. Tenant Services variance is due to timing differences for proposed expenditures for tenant relocation and supportive services contracts for the Family Works Programs, Chicago Department of Human Services and Chicago City Colleges and various other housing and supportive services contracts.
3. Utility variances reflect a decrease in the consumption of natural gas due to building closures and the implementation of energy efficiency programs. Additionally, utility rates were lower than anticipated.
4. Maintenance cost differences are related to building closures, along with reduced spending in remediation activities pertaining to mix income developments.
5. The overall variance in General Expense reflects unbudgeted expenses incurred for prior year Section 8 OIG audit findings, administrative fees for tenant portability expenditures and expenses paid from non-federal funds for HCV HAP contracts processed after 60 days.
6. Interest Expense variance represents the portion of budgeted principal for the bond debt which is payable January, 2012 and unamortized interest due to early payoff of energy loan.
7. Capital Project variances are due to construction projects that were anticipated for FY2011 but moved to FY2012. Altgeld Town Center, Dearborn Home Site Security Project, Cabrini Row House, Non-dwelling ADA Projects and Senior Home Façade Maintenance Projects impacted the differences.
8. The variance in Housing Assistance Payments is a result average HAP paid was less than the budgeted amount.

Other Program Narrative:

1. The Section 8 (Non-MTW) expenditure variances is the result of an increase in the average HAP payment, as well as differences in the cost per unit allotted.
2. The Hope VI program funding variance is due to closing and construction delays for mixed income developments, as well as, an overall downturn in the real estate market.
3. The variances in Other, ARRA- Formula and Competitive funds pertain to construction and installation delays with the surveillance camera. Completion of the surveillance project and close out of ARRA will occur in FY2012.



Planned vs. Actual Sources and Uses of State and Local Funds

As indicated in the FY2011 Revenue Sources table, CHA received state funds in the amount of \$2.6M. Funds carried over from 2010 plus current receipts were used for demolition, environmental cleanup and site acquisition at LeClaire Courts(city/state).

OTHER PROGRAMS	FY2011 Budgeted	FY2011 Actual	Variance	%
State Funds	2,600,000	4,197,286	1,597,286	61.4
Total State Program Revenues	\$ 2,600,000	\$ 4,197,286	\$ 1,597,286	61.4

OTHER PROGRAMS	FY2011 Budgeted	FY2011 Actual	Variance	%
State Funds				
Demolition	\$ 2,040,000	2,359,664	\$ 319,664	15.7
Remediation	560,000	477,005	\$ (82,995)	(14.8)
Site Acquisition	-	1,402,490	\$ 1,402,490	-
Total State Program Expenditures	\$ 2,600,000	\$ 4,239,159	\$ 1,639,159	63.0

Net Change in Net Assets

STATE FUNDS	FY2011 Budgeted	FY2011 Actual	Variance
Total Revenue	\$ 2,600,000	\$ 4,197,286	\$ 1,597,286
Total Expenditures	\$ 2,600,000	\$ 4,239,159	\$ (1,639,159)
Total Net Change ToState Programs	\$ -	\$ (41,873)	\$ (41,873)



Planned vs. Actual Sources and Uses of the COCC (if applicable)

This is not applicable.

Cost allocation or fee-for-service approach that differs from 1937 Housing Act (if applicable)

This is not applicable.

Use of Single-Fund Flexibility

As an MTW demonstration participant, CHA is allowed to combine Operating Subsidies, Capital Funds and Section 8 Program funding into a single fund we refer to as the MTW Fund. This Fund provides CHA with increased spending flexibility in the design and administration of housing assistance to families in need. The flexibility provided by the MTW Fund, greatly contributes to capital revitalization and rehabilitation activities, both vital to the success of the Plan for Transformation.

In FY2011, the results of the MTW Fund may be seen through 1) the redevelopment and construction of public housing units and CHA upgrades to family and senior units to comply with ADA accessibility requirements and 2) promoting family self-sufficiency through the provision of a variety of supportive services and programs described below.

Utility Assistance Programs

CHA offers one-time assistance to eligible CHA residents to keep current with their utility payments and remain lease compliant. This initiative, referred to as the All Clear Program, started in FY2008 in partnership with ComEd to assist residents with electric bills. Residents must pay 50% of the total amount of their utility debt, and the program provides the other 50% up to a maximum of \$250. Residents are notified of their eligibility each year through letters and a special help line is set up to assist residents who are eligible to participate. Assistance is offered to residents only until the funds are exhausted. Residents may receive assistance from the utility but are not eligible for future assistance through this program after participating. In FY2011, 57 percent of eligible residents – nearly 2,000 families – cleared their utility debt with ComEd through the All Clear program. In total, more than \$450,000 in debt was cleared through participant and program contributions in FY2011. Since its inception in 2008, \$2,091,417 total debt was cleared.

Current Support to Families in the Process of Being Relocated

CHA provides a variety of support options to families in the process of being relocated from buildings undergoing rehabilitation, redevelopment, or other circumstances requiring relocation as part of the Plan for Transformation. These include opportunities to review residents' Housing Choice Surveys indicating their temporary and permanent housing choices; pre-move assistance such as unit tours and mobility counseling; moving assistance including packing materials and move-related payments; and post-move counseling to ensure that residents adjust well to their new communities. Throughout the relocation process, CHA issues appropriate notification in accordance with the Relocation Rights Contract and works with residents to address lease compliance issues.

CHA contracts with an agency to provide housing and mobility counseling services for residents relocating out of public housing developments voluntarily or due to building closure and rehabilitation. These agencies assist families as they navigate through the process of obtaining a Housing Choice Voucher, searching for a new unit in the private market, and integrating into their new communities. In addition, CHA hosts town hall meetings to inform current leaseholders of sites that may be undergoing consolidation, future building closure, or redevelopment, that they have the opportunity to voluntarily move to



other CHA housing or to request an HCV. The voluntary move option is also discussed with leaseholders at Relocation Fairs, Housing Choice Survey Review Fairs, or at the request of the resident.

In FY2011, Relocation Fairs were conducted at sites scheduled for building closure including Frances Cabrini Rowhouses (*IL002039000*) and Lathrop Homes (*IL002022000*) for consolidation from the north end of the site to south end. These fairs provide an opportunity for families to review the process for moving out and maintaining lease compliance, receive information about available temporary and permanent housing options, complete or modify a housing choice survey, as well as meet with representatives from the Housing Choice Voucher Program, FamilyWorks providers, and other service providers.

In addition, Housing Choice Survey Review Fairs were held at Frances Cabrini Rowhouses (*IL002039000*) and Lathrop Homes (*IL002022000*) in FY2011. Participating families were provided with an opportunity for a one-on-one review of their temporary and permanent housing choices and completed or modified/updated a housing choice survey.

During FY2011, open houses were conducted at sites with leasing activity, including West End Phase II (*IL002148000*), Park Douglas (*IL002149000*), and Oakwood Shores Senior 202 (*IL002155000*). There was some leasing to the 10/1/99 population throughout the traditional portfolio as well for sites such as Dearborn Homes (*IL002013000*). During these events, families participated in unit tours, completed or modified their current housing choice survey, and completed site applications. Housing counseling services were also offered for families with lease compliance issues.

Also in FY2011, voluntary movement was offered to CHA's Scattered Site Southwest population affected by the Norfolk Southern Railroad expansion project, where 58 residents are affected. CHA will send 180-day notices to these residents near the end of the first quarter of FY2012.

Current Case Management and Workforce Development Activities

CHA offers public housing families living in CHA properties or temporarily utilizing a Housing Choice Voucher a variety of case management services and workforce development services including but not limited to the FamilyWorks and Horner/Westhaven Engagement Programs. These programs focus on identifiable outcomes, including permanent housing choices, lease compliance, employment preparation, placement, and employment retention. As part of the wrap-around support services offered by agencies under contract with CHA, residents have access to child care and transportation assistance, housing counseling to assist in making permanent housing choices in accordance with the Relocation Rights Contract, clinical/wellness services and more. Workforce development activities build on the foundation of these wrap-around services and include job preparation training, direct placement, employment retention and referrals to other services, including post-secondary education and transitional jobs.

Section Eight Administrative





Section VIII: Administrative

This section contains administrative requirements and certifications that are to be submitted in CHA's MTW Annual Report.

Description of progress on the correction or elimination of observed deficiencies

This is not applicable.

Results of Agency-Directed Evaluations of the Demonstration

CHA is not currently engaged in any agency-directed evaluations of its MTW Demonstration Program.

Performance and Evaluation Report for Capital Fund activities not included in MTW Block Grant

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: CHICAGO HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: IL06S00250109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Revised Annual Statement (revision no:4) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	1,165,456	1,324,641		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,028,587	5,033,965		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	22,630,957	22,227,145		
11	1465.1 Dwelling Equipment—Nonexpendable	109,433,971	109,732,465		
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	709,079	650,551		
14	1485 Demolition				
15	1492 Moving to Work Demonstration	4,945,130	4,944,413		
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: CHICAGO HOUSING AUTHORITY
 Grant Type and Number: Capital Fund Program Grant No: IL06S00250109
 Replacement Housing Factor Grant No: [blank]
 Date of CFFP: [blank]
 FFY of Grant: 2009
 FFY of Grant Approval: 2009

Type of Grant:
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: [blank]
 Revised Annual Statement (revision no: 4)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	143,913,180	143,913,180		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director: *Madeline Worley* Date: 2-13-12
 Signature of Public Housing Director: [blank] Date: [blank]

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: CHICAGO HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: IL06S00250109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL2-CHA Wide	Fees and Costs Project Management	1430	N/A	5,028,587	5,033,965			
IL2-009 Dearborn Homes	Comprehensive rehabilitation at Dearborn Homes (Phase 4)	1460	172 units	29,634,519	29,634,519			
IL2-008 Wentworth Gardens	Comprehensive rehabilitation at Wentworth Gardens	1460	343 units	70,211	70,211			
IL2-032 Wentworth Annex	Comprehensive rehabilitation at Wentworth Annex - Root Street	1460	14 units	1,698,653	1,698,653			
IL2-010 Kenmore Senior Apartments	Comprehensive rehabilitation at Kenmore Senior Apartments	1460	99 units	16,788,756	16,788,756			
IL2-005 Lawndale	Comprehensive rehabilitation of Lawndale Apartments	1460	63 units	7,582,733	7,731,980			
IL2-005 Lawndale	Non-Dwelling Community Center	1470	Lump Sum	626,743	568,215			
IL2-CHA Wide	ADA upgrade of 169 Senior and 55 Scattered Site units	1460	224 units	6,424,418	6,424,418			
IL2-034 Washington Park	Comprehensive rehabilitation of Washington Park LR (Phase 4)	1460	42 units	7,900,320	8,049,567			
IL2-007 Altgeld Gardens	Comprehensive rehabilitation of Altgeld Garden/Philip Murray Homes (Phase 4)	1460	240 units	39,334,361	39,334,361			
IL2 Altgled	Non-Dwelling Community Space	1470	Lump Sum	82,336	82,336			
IL2-017 ABLA	Demolition of ABLA Row Homes	1485	168 units	1,583,030	1,582,313			
IL2-016 Harold Ickes	Demolition of six (6) Harold Ickes Buildings	1485	536 units	3,225,100	3,225,100			
IL2-001 Wells IL2-002 Cabrini IL2-034 Washington P	Demolition of 3 non-dwelling buildings (Wells, Cabrini and Washington Park offices)	1485	Lump Sum	137,000	137,000			
L2-44D Judge Harry	Facade restoration at Judge Harry M.	1450	0 units					

Section VIII: Administrative

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¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



Certification of Compliance with MTW Statutory Requirements

Section VIII: Administrative



**Certification of Compliance with MTW Statutory Requirements:
*Composition of Households Served***

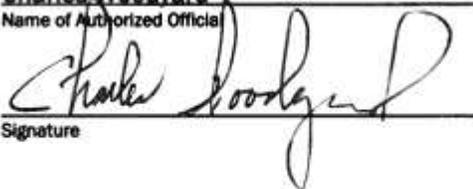
Chicago Housing Authority
Applicant Name

Moving to Work Demonstration Program
Program/Activity Receiving Federal Funding

The undersigned certifies that:

- (1) At least 75 percent of the families assisted by CHA are very low-income families;
- (2) CHA continued to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and
- (3) CHA maintained a comparable mix of families (by family size) served, as would have been provided had the amounts not been used under the demonstration.

Charles Woodward
Name of Authorized Official


Signature

Chief Executive Officer
Title

3/1/12
Date

60 E. Van Buren Street • Chicago, Illinois 60605-1207 • (312) 742-8500 • www.thecha.org



Certification for Drug-Free Workplace

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name: Chicago Housing Authority
Program/Activity Receiving Federal Grant Funding: Public Housing and Housing Choice Voucher Programs

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

- I certify that the above named Applicant will or will continue to provide a drug-free workplace by:
a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited...
b. Establishing an on-going drug-free awareness program to inform employees ---
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.
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: PATRICIA EMANUEL
Signature: [Handwritten Signature]
Title: DIRECTOR OF HUMAN RESOURCES
Date: February 29, 2012
form HUD-50970 (3/08)
ref. Handbooks 7417.1, 7475.13, 7485.1 & 3



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. 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.

Drug Testing

The CHA is committed to making a safe, efficient, and productive work environment for all employees. There can be serious safety and health risks if an employee uses or is under the influence of drugs or alcohol on the job. We may ask employees to provide body substance samples, such as urine and/or blood. The CHA will use the samples to check for the illegal or illicit use of drugs and alcohol.

CHA Sites for Work Performance:

Chicago Housing Authority

1. 60 E. Van Buren St.
Chicago, IL 60605
2. Charles Hayes Family Investment Center
4859 S. Wabash Ave.
Chicago, IL 60615

HCV Satellite Offices

- South Regional
3. 1741 - 49 E. 75th St.
Chicago, IL 60649
- Southwest Regional
4. 10 W. 35th St, 5th Fl
Chicago, IL 60616
- West Regional
5. 2750 W. Roosevelt Rd
Chicago, IL 60608



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Appendices



Appendices

Appendix 1: Overall Plan Unit Delivery by Site by Year through FY2011

Plan for Transformation Unit Delivery by Year through FY2011															
AMP	Development Name	Actual Units Delivered											FY2011 Annual Plan Goals	Total Units Delivered through FY2011	
		FY2000 and Before	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010			FY2011 Actual Delivery
Mixed-Income Replacement Housing															
IL002001000	ABLA Homes	330	0	0	0	0	117	8	0	120	0	0	0	0	575
IL002001000	Brooks Homes	330	-	-	-	-	-	-	-	-	-	-	-	-	330
IL002116000	Roosevelt Square Phase I	-	-	-	-	-	117	8	-	-	-	-	-	-	125
IL002133000	Roosevelt Square Phase II	-	-	-	-	-	-	-	-	120	-	-	-	-	120
IL002089000	Frances Cabrini Extension North	44	32	53	57	20	70	0	22	35	62	0	16	0	411
IL002027000	Mohawk North	16	-	-	-	-	-	-	-	-	-	-	-	-	16
IL002028000	North Town Village I	28	11	-	-	-	-	-	-	-	-	-	-	-	39
IL002109000	North Town Village II	-	16	24	-	-	-	-	-	-	-	-	-	-	40
IL002097000	Mohawk Partners	-	5	-	-	-	-	-	-	-	-	-	-	-	5
IL002098000	Renaissance North	-	-	-	18	-	-	-	-	-	-	-	-	-	18
IL002088000	Old Town Square	-	-	16	-	-	-	-	-	-	-	-	-	-	16
IL002090000	Orchard Park	-	-	13	-	-	-	-	-	-	-	-	-	-	13
IL002102000	Old Town Village East I	-	-	-	7	4	1	-	-	-	-	-	-	-	12
IL002102000	Old Town Village East II	-	-	-	4	4	8	-	-	-	-	-	-	-	16
IL002104000	Old Town Village West	-	-	-	12	12	14	-	-	-	-	-	-	-	38
IL002101000	Domain Lofts	-	-	-	16	-	-	-	-	-	-	-	-	-	16
IL002118000	River Village North	-	-	-	-	-	25	-	-	-	-	-	-	-	25
IL002136000	River Village South	-	-	-	-	-	18	-	-	-	-	-	-	-	18
IL002129000	River Village Pointe (864 N. Larrabee, site G)	-	-	-	-	-	-	-	12	-	-	-	-	-	12
IL002123000	The Larrabee (865 N. Larrabee)	-	-	-	-	-	4	-	-	-	-	-	-	-	4
IL002126000	Parkside of Old Town Phase 1A-Condo	-	-	-	-	-	-	-	10	35	27	-	-	-	72
IL002131000	Parkside of Old Town Phase 1B-Rental	-	-	-	-	-	-	-	-	-	35	-	-	-	35
IL002147000	Parkside of Old Town Phase 2A-Rental	-	-	-	-	-	-	-	-	-	-	-	16	0	16
IL002030000	William Green Homes/1230 N. Burling	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IL002089000	Frances Cabrini Extension South	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IL002093000	Governor Henry Horner Homes	552	0	0	8	79	0	34	12	58	11	35	0	0	789
IL002093000	Horner Phase 1 and Annex*	552	-	-	-	-	-	-	-	-	-	-	-	-	552
IL002019000	Westhaven IIa1	-	-	-	8	79	-	-	-	-	-	-	-	-	87
IL002121000	Westhaven IIa2 Mid-rise	-	-	-	-	-	-	34	-	-	-	-	-	-	34
IL002132000	Westhaven Phase IIB Rental	-	-	-	-	-	-	-	12	58	-	-	-	-	70
IL002141000	Westhaven Phase IIC- Rental	-	-	-	-	-	-	-	-	-	11	35	-	-	46
IL002016000	Harold Ickes Homes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-	Lakefront Replacement Housing	90	16	0	15	62	16	15	2	13	0	0	0	0	229
IL002033000	Completed Scattered Sites-SE (N. Kenwood/Oakland)	56	-	-	-	-	-	-	-	-	-	-	-	-	56
IL002032000	Lakefront Program 194 - W. Ridge/Rogers Park (SS-NE)	34	4	-	-	-	-	-	-	-	-	-	-	-	38
IL002033000	Shakespeare (SS-SE)	-	12	-	-	-	-	-	-	-	-	-	-	-	12
IL002033000	Hutchinson Row (SS-SE)	-	-	-	15	2	3	-	-	-	-	-	-	-	20
IL002119000	Jazz on the Boulevard	-	-	-	-	-	13	15	2	-	-	-	-	-	30
IL002105000	Lake Park Crescent Phase 1	-	-	-	-	60	-	-	-	-	-	-	-	-	60
IL002140000	Lake Park Crescent For Sale Phase 1	-	-	-	-	-	-	-	-	13	-	-	-	-	13

Appendices



Plan for Transformation Unit Delivery by Year through FY2011 (continued)															
AMP	Development Name	Actual Units Delivered												FY2011 Annual Plan Goals	Total Units Delivered through FY2011
		FY2000 and Before	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010	FY2011 Actual Delivery		
IL002022000	Lathrop Homes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-	Lawndale Complex Redevelopment	0	0	0	0	0	0	0	0	0	0	0	31	55	31
IL002149000	Park Douglas (Phase 1 Rental)	-	-	-	-	-	-	-	-	-	-	0	31	55	31
IL002024000	LeClaire Courts Extension	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IL002017000	Extension/Clarence Darrow Homes	0	0	0	0	11	52	63	0	31	50	29	59	0	295
IL002113000	Oakwood Shores (Phase 1A)	-	-	-	-	11	52	-	-	-	-	-	-	-	63
IL002130000	Oakwood Shores (Phase 1B)	-	-	-	-	-	-	63	-	-	-	-	-	-	63
IL002137000	Oakwood Shores (Phase 2A) Rental	-	-	-	-	-	-	-	-	31	50	-	-	-	81
IL002145000	Oakwood Shores Phase 2B (One)	-	-	-	-	-	-	-	-	-	-	29	0	0	29
IL002155000	Oakwood Shores Senior 202 Phase I (Senior Bldg 1)	-	-	-	-	-	-	-	-	-	-	-	59	0	59
-	Rockwell Gardens Redevelopment	0	0	0	0	16	4	32	25	0	0	0	65	50	142
IL002112000	Archer Courts	-	-	-	-	-	4	-	-	-	-	-	-	-	4
IL002106000	1 South Leavitt	-	-	-	-	2	-	-	-	-	-	-	-	-	2
IL002107000	West End Phase IA (off-site)	-	-	-	-	14	-	-	-	-	-	-	-	-	14
IL002120000	Jackson Square at West End Phase IB	-	-	-	-	-	-	32	25	-	-	-	-	-	57
IL002148000	West End Phase II	-	-	-	-	-	-	-	-	-	-	-	65	50	65
-	Stawestay Gardens Redevelopment	0	0	0	0	0	27	0	22	24	8	0	0	0	81
IL002115000	The Pershing Phase IA (offsite)	-	-	-	-	-	27	-	-	-	-	-	-	-	27
IL002125000	Park Boulevard Phase IB (on-site)	-	-	-	-	-	-	-	22	24	8	-	-	-	54
-	Robert Taylor Homes Redevelopment	29	27	0	0	0	54	0	83	33	19	53	7	5	305
IL002021000	Langston	29	-	-	-	-	-	-	-	-	-	-	-	-	29
IL002020000	Quincy	-	27	-	-	-	-	-	-	-	-	-	-	-	27
IL002117000	Mahalia Place (Legends South C-1)	-	-	-	-	-	54	-	-	-	-	-	-	-	54
IL002127000	Hansberry Square (Legends South A-1)	-	-	-	-	-	-	-	83	-	-	-	-	-	83
IL002139000	Coleman Place (Legends South C-2)	-	-	-	-	-	-	-	-	33	19	-	-	-	52
IL002146000	Savoy Square (Legends South A-2)	-	-	-	-	-	-	-	-	-	-	53	7	5	60
-	Washington Park Homes Redevelopment	0	0	0	0	0	6	0	46	0	0	0	0	0	52
IL002108000	Washington Park-St. Edmund's Meadows	-	-	-	-	-	6	-	8	-	-	-	-	-	14
IL002122000	Keystone Place (Outside N. Kenwood/Oakland)	-	-	-	-	-	-	-	38	-	-	-	-	-	38
-	Hilliard Towers Apartments	0	0	0	94	59	0	152	0	0	0	0	0	0	305
IL002099000	Hilliard Towers Apartments Phase 1 (Family)	-	-	-	-	59	-	-	-	-	-	-	-	-	59
IL002134000	Hilliard Towers Apartments Phase 1 (Senior)	-	-	-	94	-	-	-	-	-	-	-	-	-	94
IL002100000	Hilliard Towers Apartments Phase 2 (Senior)	-	-	-	-	-	-	94	-	-	-	-	-	-	94
IL002135000	Hilliard Towers Apartments Phase 2 (Family)	-	-	-	-	-	-	58	-	-	-	-	-	-	58
IL002124000	Fountainview	0	0	0	0	0	0	0	0	14	0	0	0	0	14
TOTAL: Mixed-Income Replacement Housing		1,045	75	53	174	247	346	304	212	328	150	117	178	110	3,229

Appendices



Plan for Transformation Unit Delivery by Year through FY2011 (continued)															
AMP	Development Name	Actual Units Delivered											FY2011 Annual Plan Goals	Total Units Delivered through FY2011	
		FY2000 and Before	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010			FY2011 Actual Delivery
Senior Designated Housing Rehabilitation															
-	Phases I-IV	0	1,026	3,489	2,911	1,166	206	0	0	0	0	0	0	0	8,798
IL002073000	Phase V: Larrabee	0	0	0	0	0	0	0	0	61	22	0	0	0	83
-	Phase VI: Flannery, Britton Budd	0	0	0	0	0	0	0	100	25	172	0	0	0	297
IL002044000	Flannery	-	-	-	-	-	-	-	100	25	-	-	-	-	125
IL002144000	Britton Budd (rehabilitated)	-	-	-	-	-	-	-	-	-	172	-	-	-	172
-	Phase VII: Kenmore, Pomeroy	0	0	0	0	0	0	0	0	0	0	99	104	104	203
IL002151000	Kenmore Apartments (rehabilitated)	-	-	-	-	-	-	-	-	-	-	99	-	-	99
IL002152000	Ralph J. Pomeroy Apartments (rehabilitated)	-	-	-	-	-	-	-	-	-	-	0	104	104	104
TOTAL: Senior Designated Housing Rehabilitation		0	1,026	3,489	2,911	1,166	206	0	100	86	194	99	104	104	9,381
Scattered Site Housing Rehabilitation															
-	Scattered Sites (Total)	0	606	1,163	654	77	36	7	0	0	0	12	12	12	2,567
IL002031000	North Central	-	184	654	311	19	5	1	-	-	-	-	-	-	1,174
IL002032000	Northeast	-	159	267	113	6	2	-	-	-	-	-	-	-	547
IL002033000	Southeast	-	187	114	42	1	6	5	-	-	-	12	12	12	379
	Wentworth Annex	-	-	-	-	-	-	-	-	-	-	12	12	12	24
IL002034000	Southwest	-	46	110	79	9	2	1	-	-	-	-	-	-	247
IL002035000	West (includes Cabrini-Lincoln)	-	30	18	109	42	21	-	-	-	-	-	-	-	220
TOTAL: Scattered Site Housing Rehabilitation		0	606	1,163	654	77	36	7	0	0	0	12	12	12	2,567
Family Housing Rehabilitation															
	Altgeld Gardens	0	0	0	0	0	101	286	0	128	254	240	0	0	1,009
IL002002000	Altgeld Gardens I (Blocks 1-7)	-	-	-	-	-	101	286	-	128	254	-	-	-	769
IL002002100	Altgeld Gardens II (Blocks 8-13)	-	-	-	-	-	-	-	-	-	-	240	-	-	240
IL002023000	Phillip Murray Homes (Blocks 15-17)	0	0	0	0	0	0	0	314	0	0	0	0	0	314
IL002003000	Bridgeport Homes	0	0	0	15	10	0	35	32	19	0	-	0	0	111
IL002013000	Dearborn Homes	0	0	0	0	0	0	0	78	124	42	294	130	94	668
IL002091000	Frances Cabrini Rowhouses	0	0	0	0	0	0	0	0	0	146	0	0	0	146
IL002018100	Lake Parc Place	0	0	0	21	279	0	0	0	0	0	-	0	0	300
IL002095000	Lawndale Gardens	0	0	0	0	0	0	0	47	15	63	-	0	0	125
IL002025000	Lowden Homes	0	0	0	5	49	39	34	0	0	0	-	0	0	127
IL002038000	Trumbull Park Homes	0	0	0	0	27	162	245	0	0	0	-	0	0	434
IL002039000	Washington Park Low-Rises	0	0	0	0	45	32	65	11	64	26	89	0	0	332
IL002040000	Wentworth Gardens	0	0	0	0	0	130	127	86	0	0	-	0	0	343
TOTAL: Family Housing Rehabilitation		0	0	0	41	410	464	792	568	350	531	623	130	94	3,909

Appendices



Plan for Transformation Unit Delivery by Year through FY2011 (continued)																
AMP	Development Name	Actual Units Delivered											FY2011 Annual Plan Goals	Total Units Delivered through FY2011		
		FY2000 and Before	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010			FY2011 Actual Delivery	
Property Investment Initiative																
IL0021570001																
IL0021580001	Property Investment Initiative	0	0	0	0	0	0	0	0	0	0	0	6	8	60	14
Project-Based Vouchers/Property Rental Assistance Program																
	Project-Based Vouchers prior to FY2010	-	-	-	-	-	-	-	-	-	-	-	1,390	-	-	1,390
	Property Rental Assistance Program	-	-	-	-	-	-	-	-	-	-	-	229	484	646	713
	TOTAL: Project-Based Vouchers/Property Rental Assistance Program	-	-	-	-	-	-	-	-	-	-	-	1,619	484	646	2,103
GRAND TOTALS																
	TOTAL NUMBER OF HOUSING UNITS	1,045	1,707	4,705	3,780	1,900	1,052	1,103	880	764	875	2,476	916	1,026	21,203	
	CUMULATIVE TOTAL NUMBER OF HOUSING UNITS	1,045	2,752	7,457	11,237	13,137	14,189	15,292	16,172	16,936	17,811	20,287	21,203	-	21,203	
	PERCENTAGE OF 25,000	4%	11%	30%	45%	53%	57%	61%	65%	68%	71%	81%	85%	-	85%	

Appendix 2: Public Housing Demographics

Family Housing Demographics as of 12/31/11*
(Includes Family, Scattered Site, and Mixed-Income Portfolios)

Housing Stock & Occupancy		Annual Income Range (Number of Households) & Average Annual Household Income	
Total Units	11,567	\$0-3,999	1,450
Occupied Units	8,519	\$4,000-7,999	913
Total Number of Residents	22,931	\$8,000-15,999	3,455
Average Family Size	2.69	\$16,000-27,999	1,751
Unit Size (All Units)		\$28,000-35,999	473
0 Bedroom	12	\$36,000 and greater	477
1 Bedroom	1,899	Average Annual Household Income (\$)	13,908
2 Bedrooms	4,230	Unknown/Under Reported/Over Reported**	0
3 Bedrooms	4,355	Selected Income Sources (Heads of	
4 Bedrooms	1,028	Employed	3,221
5 Bedrooms	38	SSI	2,060
6 Bedrooms	5	Social Security	1,402
7+ Bedrooms	0	TANF Assistance†	2,423
Unknown/Under Reported/Over Reported**	0	General Assistance	313
Gender (All Residents)		Area Median Income (AMI) (All households)	
Female	14,989	Number of households with income <30% of AMI	6,622
Male	7,942	Number of households with income 30-50% of	1,272
Unknown/Under Reported/Over Reported	0	Number of households with income 51-80% of	474
Age (All Residents)		Number of households with income 81%+ of AMI	151
0-17	9,863	Unknown/Under Reported/Over Reported**	0
18-61	11,531	* Demographics reports may differ slightly from data reported in Section II due to data extraction dates. Updates or new data entries may result in variances between reports.	
62 and over	1,537	** Demographics in the Yardi database may contain inconsistencies due to data conversion and data entry.	
Unknown/Under Reported/Over Reported*	0	^Hispanic is categorized as an ethnic code and may be listed in several race categories.	
Race & Ethnicity (All Residents)		†TANF includes AFDC and Earn Fare	
African American	20,325		
White	2,373		
Indian/Alaskan	75		
Asian/Hawaiian/Pacific Islander	106		
Mixed Race/Unknown**	52		
Hispanic^	2,422		

Senior Housing Demographics
as of 12/31/11*

Housing Stock & Occupancy		Annual Income Range (Number of Households) & Average Annual Household Income	
Total Units	9,404	\$0-3,999	367
Occupied Units	8,805	\$4,000-7,999	819
Total Number of Residents	9,714	\$8,000-15,999	6,635
Average Family Size	1.10	\$16,000-27,999	877
Unit Size (All Units)		\$28,000-35,999	80
0 Bedroom	1,143	\$36,000 and greater	27
1 Bedroom	8,207	Average Annual Household Income (\$)	10,557
2 Bedrooms	54	Unknown/Under Reported/Over Reported**	0
3 Bedrooms	0	Selected Income Sources (Heads of Household)	
4 Bedrooms	0	Employed	408
5 Bedrooms	0	SSI	3,920
6 Bedrooms	0	Social Security	5,709
7+ Bedrooms	0	TANF Assistance†	1,260
Unknown/Under Reported/Over Reported**	0	General Assistance	1,485
Gender (All Residents)		Area Median Income (AMI) (All households)	
Female	4,763	Number of households with income <30% of AMI	7,852
Male	4,951	Number of households with income 30-50% of	829
Unknown/Under Reported/Over Reported**	0	Number of households with income 51-80% of	113
Age (All Residents)		Number of households with income 81%+ of AMI	11
0-17	15	Unknown/Under Reported/Over Reported**	0
18-61	1,053	* Demographics reports may differ slightly from data reported in Section II due to data extraction dates. Updates or new data entries may result in variances between reports.	
62 and over	8,646	** Demographics in the Yardi database may contain inconsistencies due to data conversion and data entry.	
Unknown/Under Reported/Over Reported**	0	^Hispanic is categorized as an ethnic code and may be listed in several race categories.	
Race & Ethnicity (All Residents)		†TANF includes AFDC and Earn Fare	
African American	5,669		
White	2,534		
Indian/Alaskan	64		
Asian/Hawaiian/Pacific Islander	1,432		
Mixed Race/Unknown**	15		
Hispanic^	914		

Appendix 3: HCV Demographics

Housing Choice Voucher Program Demographics
as of 12/31/11*

Housing Stock & Occupancy	
Total Number of Households	37,783
Total Number of Residents	99,790
Average Family Size	2.64
Number of Household Members	
1 Household Member	13,328
2 Household Members	7,709
3 Household Members	6,284
4 Household Members	5,032
5 Household Members	2,687
6 Household Members	1,436
7 Household Members	676
8 Household Members	324
9+ Household Members	260
Unknown/Under Reported/Over Reported**	47
Gender (All Residents)	
Female	64,716
Male	35,074
Unknown/Under Reported/Over Reported	0
Age (All Residents)	
0-17	41,986
18-61	50,410
62 and over	7,393
Unknown/Under Reported/Over Reported**	1
Race & Ethnicity (All Residents)	
African American	88,949
White	10,045
Indian/Alaskan	167
Asian/Hawaiian/Pacific Islander	173
Unknown**	456
Hispanic^	9,106

Annual Income Range (Number of Households) & Average Annual Household Income	
\$0-3,999	8,545
\$4,000-7,999	3,885
\$8,000-15,999	15,998
\$16,000-27,999	6,880
\$28,000-35,999	1,687
\$36,000 and greater	788
Average Annual Household Income (\$)	12,177
Unknown/Under Reported/Over Reported**	0
Area Median Income (AMI) (All households)	
Number of households with income <30% of AMI	28,218
Number of households with income 30-50% of	6,547
Number of households with income 51-80% of	2,727
Number of households with income 81%+ of AMI	290
Unknown/Under Reported/Over Reported**	1

* Demographics reports may differ slightly from data reported in Section II due to data extraction dates. Updates or new data entries
 ** Demographics in the Yardi database may contain inconsistencies due to data conversion and data entry.

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

†TANF includes AFDC and Earn Fare

Appendix 4: CHA Board Resolution (required)



March 14, 2012

ITEM NO. 2

RECOMMENDATION TO APPROVE THE FY2011 MOVING TO WORK ANNUAL REPORT

To the Honorable Board of Commissioners,

RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached FY2011 Moving to Work Annual Report and grant authorization to submit the document to the United States Department of Housing and Urban Development (HUD) for approval.

FUNDING

No CHA Funding is applicable to this request

EXPLANATION

The Plan for Transformation was approved by HUD and incorporated into a Moving to Work (MTW) Agreement that was executed on February 6, 2000. On June 26, 2008, CHA executed an Amended and Restated MTW Agreement (Restated Agreement) between itself and HUD, which supersedes the original MTW Agreement and extends CHA's participation in the MTW program until 2018. The Restated Agreement instituted new reporting requirements and subsequently HUD issued revised reporting requirements in Form 50900 for public housing authorities participating in the MTW Demonstration Program.

Under the MTW Agreement, CHA is required to produce and submit an Annual Report to HUD outlining the progress toward commitments made in the original Plan for Transformation and each Annual Plan. HUD requires this report to be submitted annually, along with a Board of Commissioners' resolution approving this report, no later than 90 days after the end of CHA's fiscal year. CHA must submit the FY2011 MTW Annual Report to HUD on March 30, 2012. The FY2011 MTW Annual Report provides information necessary for HUD to assess CHA's performance in 2011 regarding both day-to-day operations and activities authorized by the MTW Demonstration Program. The FY2011 MTW Annual Report is included with this resolution for the Board of Commissioners' review and approval.

Based upon the foregoing, it is in the best interest of CHA to approve the FY2011 MTW Annual Report and grant authorization to the Chief Executive Officer, the Board Chairperson, or their designee to approve any final changes as deemed necessary to submit the FY2011 MTW Annual Report to HUD on the March 30, 2012 deadline.

RESOLUTION NO. 2012-CHA-18

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 14, 2012, requesting approval of the FY2011 Moving to Work Annual Report, attached hereto.

THEREFORE, BE IT RESOLVED BY CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached FY2011 Moving to Work Annual Report and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final changes as deemed necessary.

THAT the Board of Commissioners grants authorization to submit the FY2011 Moving to Work Annual Report to the U.S. Department of Housing and Urban Development on March 30, 2012. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.



CHANGE.
CHICAGO HOUSING AUTHORITY

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Phone: 312.742.8500
Web: www.thecha.org

FY2011 *Moving to Work* Annual Report
Plan for Transformation Year 12